

LIQUOR COMMISSION  
CITY AND COUNTY OF HONOLULU  
PACIFIC PARK PLAZA  
711 KAPIOLANI BOULEVARD, SUITE 600  
HONOLULU, HAWAII 96813

AGENDA – THIRTY-FOURTH MEETING

THURSDAY, MARCH 11, 2021  
4:00 P.M.

PUBLIC PARTICIPATION AND TESTIMONY

Pursuant to the Eighteenth Proclamation issued by Governor David Ige on February 12, 2021, relating to the COVID-19 pandemic (Proclamation), in order to allow public participation in a manner consistent with social distancing practices the following procedures are in effect for the meeting. *The procedures have been modified to comply with Mayor Blangiardi's Emergency Order No. 2021-02, effective February 25, 2021 (Emergency Order). In accordance with concern for public health and safety, in-person testimony in the hearings room has been cancelled until further notice. Please see the instructions below on how to submit oral testimony on any scheduled matter or how to make your appearance on a scheduled matter.*

VIEWING THE MEETING AND RESTRICTIONS ON ENTRY

*No members of the public will be allowed into the hearings room, but may listen to the meeting on a live broadcast. The meeting may be heard by internet live streaming through <https://zoom.us/j/92530565421> by dialing 1-408-638-0968, entering the meeting ID#: 925 3056 5421#; or, the preferred method, via the Liquor Commission website event calendar at <http://www.honolulu.gov/liq/event-calendar/>. You may pre-register to attend this meeting.*

*All Commissioners will be participating in the meeting by interactive conference technology from remote locations.*

To provide the public with the best opportunity to observe the meeting, it is required to "mute" your device's microphone to prevent technological difficulties.

*All persons who are required to appear for the meeting must make your appearance by joining the meeting on the Zoom platform as described above. Please be aware that joining the meeting will involve entering the meeting number and completing a registration process so please allow sufficient time for this task. For testifiers or required attendees who are not able to access the Zoom platform, an equipment and internet access station will be available for use in Suite 111. While in Suite 111, all Social Distancing Requirements set forth in the Proclamation and the Emergency Order must be strictly observed.*

Within forty (40) days after the meeting, the minutes will be posted to the Liquor Commission website at <http://www.honolulu.gov/liq/event-calendar/> for viewing. The minutes of prior meetings may also be viewed at said website.

### ORAL TESTIMONY

Oral testimony will be permitted on all matters before the Commission subject to the following restrictions:

1. *All oral testimony must be submitted remotely through the Zoom platform.*
2. Each speaker is limited to a three-minute presentation.

### WRITTEN TESTIMONY

Written testimony is strongly encouraged and may be submitted to the Administrator of the Commission three (3) working days prior to the date of the meeting as follows: FAX (808) 768-7311 or E-MAIL [liquor@honolulu.gov](mailto:liquor@honolulu.gov). Written testimony will not be accepted in person at the meeting.

### MATERIALS AVAILABLE FOR INSPECTION

Meeting materials ("board packet") will be available for viewing electronically, as soon as practicable, at the Liquor Commission website (<http://www.honolulu.gov/liq/event-calendar/>).

## APPROVAL OF MINUTES:

The minutes of the 26th (1/14/21) meeting, as previously circulated, to be approved by the Commission.

## PUBLIC HEARINGS:

- |   |   |
|---|---|
| 1. Trans. Appl. No. 21-22760 from Love Honolulu, Inc., dba Kinau Market   | For the transfer of the business and Retail General license of Hee Ja Kim, dba Kinau Superette, 729 Kinau Street, and for a change of trade name to Kinau Market (D0570) (Prelim. Hrg. 2/18/21) |
| 2. Appl. No. 21-22557 from Liquor & C Mart LLC, dba Liquor & C Mart LLC, 630 Cooke Street (Nohona Hale condominium) | For a Retail General license (Prelim. Hrg. 1/14/21)   |

## PRELIMINARY HEARINGS:

- |  |   |
|--|---|
| 3. Trans. Appl. No. 21-22413 from Venture Kakaako LLC, dba Venture Kakaako LLC                                       | For the transfer of the business and Dispenser General license (Category No. 3 – Live Entertainment or Recorded Music and Dancing) of Tamura Enterprises, Inc., dba The Row Bar by Tamura's, 500 Ala Moana Boulevard, Suite 01, and for a change of trade name to Venture Kakaako LLC (E1588) |
| 4. Appl. No. 20-21227 from Puka Panty LLC, dba The Manifest Bar/Royal Arcade Bar, 32 & 34 North Hotel Street (E1472) | For a change of class from Dispenser General license (Category No. 3 – Live Entertainment or Recorded Music and Dancing) to Cabaret General license (Category No. 1 – Standard Bar)   |
| 5. Appl. No. 20-21630 from Daroma LLC, dba Aji Limo, 66-214 Kamehameha Highway, Haleiwa                              | For a Restaurant General license (Category No. 1 – Standard Bar)  |

PRELIMINARY HEARINGS: (CONT.)

- |  |   |
|--|---|
| 6. Appl. No. 20-21805 from Japan Airlines Co. Ltd., "Japan Airlines" and "JAL", 300 Rodgers Boulevard, Building 342, Lobby 305 (Daniel K. Inouye International Airport)              | For a Dispenser General license (Category No. 3 – Live Entertainment or Recorded Music and Dancing) |
| 7. Appl. No. 20-21806 from Japan Airlines Co. Ltd., dba "Japan Airlines" and "JAL", 304 Rodgers Boulevard, Building No. 360, Space 301& 302 (Daniel K. Inouye International Airport) | For a Dispenser General license (Category No. 3 – Live Entertainment or Recorded Music and Dancing) |
| 8. Appl. No. 21-22657 from Pizza And Things LLC, dba Pizza And Things LLC, 2065 South Beretania Street, #100   | For a Retail General license  |

LICENSE APPLICATIONS:

Temporary License Application:

- |   |  |
|---|--|
| 9. Appl. No. 21-22863 from TM Restaurants, LLC, dba Sugarcane By Chai's | For a [Stand-Alone] Temporary Restaurant General license (Category No. 2 – Live Entertainment or Recorded Music and Dancing) at 91-5431 Kapolei Parkway, Suite D-138, Kapolei, (Ka Makana Ali'i) the former site of Luibueno's Mexican & Latin Cuisine |
|---|--|

## REQUESTS:

10. Request No. 21-22856  
from PJ Honolulu, LLC,  
dba Tonkatsu Ginza  
Bairin, Restaurant  
General license  
(Category No. 2 – Live  
Entertainment or  
Recorded Music and  
Dancing),  
255 Beachwalk, Unit 1  
(R0832)

Requesting approval to temporarily  
increase its licensed premises from  
Thursday, March 4, 2021 through  
Saturday, July 31, 2021, from  
11:00 a.m. to 10:00 p.m. (daily)

(Continued from March 4, 2021)

11. Request No. 21-22891  
from KSLR LM, LLC, dba  
Voyager 47, Dispenser  
General license  
(Category No. 3 - Live  
entertainment or  
Recorded Music and  
Dancing), 2335 Kalakaua  
Avenue, Space L204  
(E1592)

Requesting approval of the following:

- 1) Temporarily decrease its licensed  
premises from April 1, 2021 to  
December 31, 2021, from  
6:00 a.m. to 11:59 p.m.; and
- 2) Use existing materials on file from  
previous request

(Previous request approved at  
December 10, 2020 hearing)

(Concurrent with Agenda Item No. 12)

12. Request No. 21-22893  
from Hula Grill Waikiki,  
LLC, dba Hula Grill  
Waikiki, Hotel General  
license, 2335 Kalakaua  
Avenue (L0017)

Requesting approval of the following:

- 1) Temporarily increase its licensed  
premises from April 1, 2021 to  
December 31, 2021, from  
6:00 a.m. to 11:59 p.m.
- 2) Use existing materials on file from  
previous request

(Previous request approved at  
December 10, 2020 hearing)

(Concurrent with Agenda Item No. 11)

OTHER BUSINESS:

13. Request No. 21-22876  
from Mr. Greg Nishioka on  
behalf of Volcano Skewer  
House LLC, dba Volcano  
Skewer House

Requesting approval of the following:

- 1) Waiver of Rule 3-82-32.1(a)  
requiring a temporary license  
application be filed within five  
working days of the surrender of  
the previous license or the  
closing of the business
- 2) Approval of HRS § 281-32(1)  
condition stating that a temporary  
license shall be granted if the  
premises has been operated  
under same class, kind, and  
category at least one year prior to  
the filing date of temporary  
license application; and,
- 3) Approval of the reduction of  
originally licensed premise space  
on the [Stand-Alone] Temporary  
license application

(Premises at 808 Sheridan Street,  
Unit 109, the former site of UB LLC)

14. Request No. 21-22889  
from Keith Kiuchi, Esq. on  
behalf of Mr. Ojisan, Inc.,  
dba Mr. Ojisan

Requesting waiver of Rule 3-82-45.2  
to allow filing of a application for a  
Class 5, Dispenser General license  
(Category No. 4 – Hostess) within  
500 feet of Class 5, (Live  
Entertainment or Recorded Music  
and Dancing and Hostess) liquor  
licenses

(Proposed premises at  
1785 South King Street)

ADOPTION OF DECISION AND ORDER:

- |     |   |                                    |
|-----|---|------------------------------------|
| 15. | 1938 Indochine/Qing Mu<br>(LCV 20-0276)<br>(R1398)                | For adoption of Decision and Order |
| 16. | Broken Boundry Brewery<br>(LCV 20-0305)<br>(B0019)                | do.                                |
| 17. | Han Yang Restaurant<br>(LCV 20-0266)<br>(R0199)                   | do.                                |
| 18. | The Nighthawk<br>(LCV 20-0301)<br>(R1403)                         | do.                                |
| 19. | The Nighthawk<br>(LCV 20-0309)<br>(R1403)                         | do.                                |
| 20. | Pho One Vietnamese<br>Cuisine<br>(LCV 20-0307)<br>(R1078)         | do.                                |
| 21. | Sky Lounge<br>(LCV 20-0080)<br>(E0671)                            | do.                                |
| 22. | Sky Lounge<br>(LCV 20-0238)<br>(E0671)                            | do.                                |
| 23. | Smith and Kings -<br>Restaurant & Bar<br>(LCV 20-0196)<br>(R0992) | do.                                |

ADJUDICATION HEARINGS:

24. Sushi King  
(LCV 21-0003)  
(R0131)

Licensee failed to submit the name of every person then employed on the licensed premise who is registered with the Commission or who is subject to registration, on the date and in such manner as directed by the Commission (Violation of Rule 3-82-38.8) (Date of violation: On or about November 30, 2020, and/or during the period from November 30, 2020 to December 24, 2020)

25. Air Park Karaoke  
(LCV 20-0325)  
(E1530)

Licensee failed to comply with any other laws applicable to the business of Licensee, whether in existence at the time of issue of such license or enacted or amended from time to time thereafter, to wit, violating the terms of the Office of the Mayor of the City and County of Honolulu Emergency Order No. 2020-30 (COVID-19 [Novel Coronavirus]) (Violation of Section 281-38, HRS) (Date of violation: On or about December 18, 2020)

26. Tadashi  
(LCV 21-0059)  
(R0779)

Licensee failed to comply with any other laws applicable to the business of Licensee, whether in existence at the time of issue of such license or enacted or amended from time to time thereafter, to wit, violating the terms of the Office of the Mayor of the City and County of Honolulu Emergency Order No. 2020-31 (COVID-19 [Novel Coronavirus]) (Violation of Section 281-38, HRS) (Date of violation: On or about January 20, 2021)



ADJUDICATION HEARINGS: (CONT.)

27. Hawaiian Brian's Billiards  
(LCV 21-0006)  
(E1467)

Licensee failed to comply with any other laws applicable to the business of Licensee, whether in existence at the time of issue of such license or enacted or amended from time to time thereafter, to wit, violating the terms of the Office of the Mayor of the City and County of Honolulu Emergency Order No. 2020-30 (COVID-19 [Novel Coronavirus]) (Violation of Section 281-38, HRS) (Date of violation: On or about December 23, 2020)

28. Acacia Lounge  
(LCV 20-0316)  
(E1181)

- (1) Licensee failed to comply with any other laws applicable to the business of Licensee, whether in existence at the time of issue of such license or enacted or amended from time to time thereafter, to wit, violating the terms of the Office of the Mayor of the City and County of Honolulu Emergency Order No. 2020-30 (COVID-19 [Novel Coronavirus]) (Violation of Section 281-38, HRS) (Date of violation: On or about December 18, 2020)

- (2) Licensee failed to have the street and/or primary entrances to the licensed premises unlocked during the time customers were on the premises (Violation of Rule 3-84-72.2) (Date of violation: On or about December 18, 2020)

29. Charm 3  
(LCV 18-0239)  
(R1160)

Licensee conducted business outside of the class or category authorized by the Commission (Violation of Rule 3-82-31.2(a)) (Date of violation: On or about May 26, 2018)

ADJUDICATION HEARINGS: (CONT.)

30. Charm 3  
(LCV 19-0239)  
(R1160)
- (1) Licensee permitted liquor of any kind, while in bottle, glass or other container, to be open and readily consumable within the licensed premises before or after the hours established by the Liquor Commission (Violation of Rule 3-82-38.20(b)) (Date of Violation: On or about July 6, 2019)
- (2) Licensee failed to have the street and/or primary entrances to the licensed premises unlocked during the time customers were on the premises (Violation of Rule 3-84-72.2) (Date of violation: On or about July 6, 2019)
31. Cho Ga Jip  
(LCV 19-0315)  
(R1041)
- (1) Licensee permitted the sale, service or consumption of liquor on or within the licensed premises before or after the hours established by the Commission (Violation of Rule 3-82-38.20(a)) (Date of violation: On or about August 31, 2019)
- (2) Licensee permitted liquor of any kind, while in bottle, glass or other container, to be open and readily consumable within licensed premises before or after the hours established by the Commission (Violation of Rule: 3-82-38.20(b)) (Date of violation: On or about August 31, 2019)
- (3) Person possessed, distributed, or used illicit or illegal drugs on the licensed premise (Violation of Rule 3-84-78.05(a)) (Date of violation: On or about August 31, 2019)

ADJUDICATION HEARINGS: (CONT.)

32. Cho Ga Jip  
(LCV 20-0323)  
(R1041)
- Licensee failed to comply with any other laws applicable to the business of Licensee, whether in existence at the time of issue of such license or enacted or amended from time to time thereafter, to wit, violating the terms of the Office of the Mayor of the City and County of Honolulu Emergency Order No. 2020-30 (COVID-19 [Novel Coronavirus]) (Violation of Section 281-38, HRS) (Date of violation: On or about December 24, 2020)
33. Restaurant Kuni  
(LCV 19-0384)  
(R0359)
- Licensee purchased or acquired liquor from a person or entity other than a licensed wholesaler for purposes of resale (Violation of Section 281-31(t)) (Date of violation: On or about January 30, 2019)
34. Restaurant Kuni  
(LCV 21-0005)  
(R0359)
- Licensee failed to comply with any other laws applicable to the business of Licensee, whether in existence at the time of issue of such license or enacted or amended from time to time thereafter, to wit, violating the terms of the Office of the Mayor of the City and County of Honolulu Emergency Order No. 2020-30 (COVID-19 [Novel Coronavirus]) (Violation of Section 281-38, HRS) (Date of violation: On or about December 23, 2020)

ADJUDICATION HEARINGS: (CONT.)

35. Tiana Café & Karaoke  
(LCV 20-0143)  
(E1548)

Licensee failed to comply with any other laws applicable to the business of Licensee, whether in existence at the time of issue of such license or enacted or amended from time to time thereafter, to wit, violating the terms of the Office of the Mayor of the City and County of Honolulu Emergency Order No. 2020-19 (COVID-19 [Novel Coronavirus]) (Violation of Section 281-38, HRS) (Date of violation: On or about July 22, 2020)

(Continued from February 18, 2021)

[History: 12/3/20, 1/14/21, 2/18/21]

OTHER BUSINESS: (CONT.)

36. Liquor Administrator  
  
37. Liquor Administrator

Legislative update

Administrative matters – Weekly report to the Commission, 90-day event schedule and work plan coordination

If you require special assistance, auxiliary aid and/or service to participate in this meeting (i.e., sign language interpreter; interpreter for language other than English, or wheelchair accessibility), please email your detailed request to [liquor@honolulu.gov](mailto:liquor@honolulu.gov), at least five (5) business days prior to the meeting.

## LICENSING INVESTIGATIVE REPORT

DATE: February 8, 2021

SUBJECT: Transfer Application No. 21-22760 from LOVE HONOLULU, INC. dba KINAU MARKET, Retail General, for the transfer of business & license, from HEE JA KIM dba KINAU SUPERETTE, and for a change of the trade name to KINAU MARKET, located at 729 Kinau Street, \_\_\_\_\_ (D0570)

### CORPORATE STRUCTURE:

Love Honolulu, Inc.: Incorporated under the laws of the State of Hawaii and registered on September 24, 2020, the corporation is authorized to issue 100 shares; all been issued, none outstanding. The officers/directors and shareholders are:

	<u>Title</u>	<u>Shares</u>	<u>Interest</u>
LEE, Young Sun	P/T/D	55	55%
JEE, Jong Sig	VP/S/D	45	45%
	Total:	100	100%

See **Exhibit A1 & A2**, for biographical background information of the principals. CJIS check was negative of any felony conviction.

Min Young "Alisa Woo" has been appointed Authorized Agent by the applicant, via Notification of Authorized Agent form LIQ-LIC-106.

FINGERPRINTS: Pending

### FINANCIAL STATEMENTS FOR LOVE HONOLULU, INC. DBA KINAU MARKET AS OF JANUARY 6, 2021:

Financial Statement of the applicant, dated January 6, 2021, was submitted to the Commission on January 21, 2021, and certified by the applicant to be substantially correct.

### TEMPORARY APPLICATION FILED:

Temporary application #21-22759 was also filed on January 21, 2021.

**LICENSE IN EFFECT FOR MORE THAN ONE YEAR:**

Liquor Commission records reveal that the current Retail General license has been in effect since November 27, 1984.

**BUSINESS OPPORTUNITY PURCHASE CONTRACT:**

The Binding Contract dated December 7, 2020, by and between LOVE HONOLULU, INC. (Purchaser), and HEE JA KIM (Seller).

Purchase Price: \$70,000.00

Property: Business "KINAU SUPERETTE

Address: 729 Kinau Street, Honolulu, Hi. 96813

Closing: Shall take place on January 1, 2021 or 2 business days after the permanent transfer of liquor sales licenses, whichever comes later.

**DESCRIPTION OF THE PREMISES:**

Location: The licensed premises occupies approximately 843 square feet of space in a singular, single-story building; approximately 215 feet makai-kkhd of Lunalilo Street and Kinau Street junction.

Details of the Premises: The irregular shaped premises has a frontage of 39' and a depth of 23'.

- a. Main entrance overlooks Kinau Street
- b. Approximately 496 square feet of retail area
- c. Refrigerator, Reefer & Cooler encircle the retail area
- d. Office & restroom is located at the makai-kkhd & makai-ewa.

Parking: There are no customer parking but room for just one vehicle fronting premises.

See Exhibit B1 & B2, photo and floor plan

**REASON FOR TRANSFER:**

A Business opportunity for both Seller and Buyer.

**OTHER RELEVANT MATTERS THAT MAY AFFECT THE ISSUANCE OF THE LICENSE:**

**Kind of business:** The applicant will be operating a retail-grocery store that will sell various items; fresh and dry goods, daily cooked food, soft and energy drinks, gifts, wine and alcoholic beverages.

**Business Hours:** Monday-Saturday: 6:30 am to 9:30 pm  
Sunday, from 6:30 am to 8:30 pm  
2 full-time employees

**Lease:** An Indenture of Lease made and entered into on **December 7, 2020**, by and between **Nahapet Boyadjian** and **Myong Jin Boyadjian** ("Landlord"), and **Love Honolulu, Inc.**, ("Tenant").

**Term:** The lease shall be for five (5) years; commencing on January 1, 2021 and ending on 31, 2025.

**LIQUOR LICENSE INTERESTS:**

Sunrise Market (D0737)  
581 Dillingham Blvd., Honolulu  
LEE & JEE: from 03/31/2014 to 6/25/2020

Rainbow Country Liquor HNL (D0337)  
3398 Waialae Avenue, Honolulu  
LEE & JEE: from 12/12/2003 to 06//3/2008

**PENDING OR HISTORY OF VIOLATIONS:**

Sunrise Market (D0737)  
Cited and fined (\$1,000) for Prohibition involving a minor: 11/04/2010


Rainbow Country Liquor HNL (D0337)  
Cited and fined (\$2,000) for Prohibition involving a minor: 1/15/04-6/15/07

**ZONING CLEARANCE:**

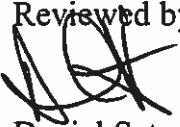
**A valid zoning clearance must be received before a liquor license is issued.**

OPINION:

Statutory requirements has been met.

  
Homer Tamapua  
Licensing Investigator

Reviewed by:

  
Daniel Sato  
Supervising Investigator



**LIQUOR COMMISSION**  
**CITY AND COUNTY OF HONOLULU**  
711 KAPIOLANI BOULEVARD, SUITE 600, HONOLULU, HAWAII 96813-5249  
PHONE (808) 768-7300 • FAX (808) 768-7311  
INTERNET ADDRESS: [www.honolulu.gov/liq](http://www.honolulu.gov/liq)

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C&C OF HONOLULU

**PERSONAL HISTORY AND AFFIDAVIT**

Rule 3-83-53.1

2021 JAN 21 P 12:07

NAME LEE, YOUNG SUN SOCIAL SECURITY NO. \_\_\_\_\_  
Last, First Middle Maiden  
HOME ADDRESS \_\_\_\_\_ APT. NO. \_\_\_\_\_ TELEPHONE NOS.: \_\_\_\_\_  
HOME (\_\_\_\_\_) \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_ BUS. (\_\_\_\_\_) \_\_\_\_\_  
PLACE OF BIRTH \_\_\_\_\_ DATE OF BIRTH \_\_\_\_\_ AGE \_\_\_\_\_ MARITAL STATUS \_\_\_\_\_  
(City, State) (MM / DD / YYYY)  
NO. OF YEARS COMPLETED IN HIGH SCHOOL 3 YEAR COMPLETED 1982 NAME OF SCHOOL BUSAN HIGH, BUSAN, SOUTH KOREA  
(include City and State)  
NO. OF YEARS COMPLETED IN COLLEGE N/A YEAR COMPLETED \_\_\_\_\_ NAME OF COLLEGE \_\_\_\_\_  
(include City and State)  
OTHER EDUCATION \_\_\_\_\_

CITIZENSHIP\* \_\_\_\_\_ DATE ARRIVED IN HAWAII (if applicable) \_\_\_\_\_  
\*(If not a U.S. citizen, indicate type of Visa, or Resident Alien Card No., or Immigration Department No.)

**EMPLOYMENT RECORD (from the time school was completed to present):**

FROM MONTH/YEAR	TO MONTH/YEAR	POSITION	EMPLOYER	LOCATION
11/2019	- PRESENT	CASHIER	NIMITZ MART	HONOLULU, HI
02/2014	- 11/2019	OWNER	SUNRISE MARKET	HONOLULU, HI
01/2014	- 02/2014		UNEMPLOYED	HONOLULU, HI
01/2008	- 12/2013	OWNER	BUPYUNG BILLIAD	BUPYUNG KOREA
11/2002	- 12/2007	EMPLOYEE	RAINBOW COUNTRY	HONOLULU, HI
01/1992	- 10/2002	OWNER	INMUL STUDIO	INCHON, SOUTH KOREA
12/1989	- 12/1991		UNEMPLOYED	INCHON, SOUTH KOREA
1983	- 11/1989	NURSING ASSISTANT	HANDONGSU NEURO CLINIC	JUAN, KOREA

(If additional space is needed, please use reverse side)

NOTARY INITIAL: R-E

List your experience in the liquor industry: RAINBOW COUNTRY, SUNRISE MARKET, NIMITZ MART

Will you devote time to manage the subject business? ☒ Yes ☐ No

If answer is "YES", will it be ☒ Full time, or ☐ Part-time?

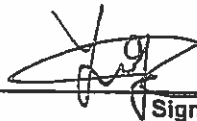
I, YOUNG SUN LEE

, of \_\_\_\_\_

(Full Street Address, City, State, Zip)

being first duly sworn, deposes, and says, that the above information is true and correct and that I ☐ have ☒ have not) been convicted of any felony charge.

X



Signature



FOR NOTARY USE ONLY

STATE OF HAWAII  
City and County of Honolulu

} SS.

On this 4<sup>th</sup> day of January, in the year of 2021, personally appeared Young Sun Lee who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the aforementioned instrument the person, or the entity upon behalf of which the person(s) acted, executed the aforementioned instrument in free act and deed.

R-E

  
Signature of applicant(s) before Notary

Subscribed and sworn to before me this:

4<sup>th</sup> day of January, 2021



Signature of Notary

Print Name: RAY EOM  
Notary Public, State of Hawaii

My commission expires 08/10/2024

(Place Notary Stamp or Seal here)

NOTARY CERTIFICATION

Date of Doc: 01/04/2021 # of Pages: 2

Notary Name: RAY EOM 1 Circuit

Doc. Description: Personal History  
and Affidavit

  
Notary Signature

01/04/21  
Date

(Place Notary Stamp or Seal here)

R-E

EXHIBIT A1

R-E

**LIQUOR COMMISSION**  
**CITY AND COUNTY OF HONOLULU**  
711 KAPIOLANI BOULEVARD, SUITE 600, HONOLULU, HAWAII 96813-5249  
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C&C OF HONOLULU

2021 JUN 31 P 12:07

**PERSONAL HISTORY AND AFFIDAVIT**

Rule 3-83-53.1

NAME JEE, JONG SIG SOCIAL SECURITY NO. \_\_\_\_\_  
Last, First Middle Maiden  
HOME ADDRESS \_\_\_\_\_ APT. NO. \_\_\_\_\_ TELEPHONE NOS.: \_\_\_\_\_  
HOME \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_ BUS. ( ) \_\_\_\_\_  
PLACE OF BIRTH \_\_\_\_\_ DATE OF BIRTH \_\_\_\_\_ AGE \_\_\_\_\_ MARITAL STATUS \_\_\_\_\_  
(City, State) (MM / DD / YYYY)  
NO. OF YEARS COMPLETED IN HIGH SCHOOL 3 YEAR COMPLETED 1981 NAME OF SCHOOL INCHON UNBONG HIGH, INCHON, SOUTH KOREA  
(include City and State)  
NO. OF YEARS COMPLETED IN COLLEGE N/A YEAR COMPLETED \_\_\_\_\_ NAME OF COLLEGE \_\_\_\_\_  
(include City and State)  
OTHER EDUCATION \_\_\_\_\_

CITIZENSHIP\* \_\_\_\_\_ DATE ARRIVED IN HAWAII (if applicable) \_\_\_\_\_  
\*(If not a U.S. citizen, indicate type of Visa, or Resident Alien Card No., or Immigration Department No.)

**EMPLOYMENT RECORD (from the time school was completed to present):**

FROM MONTH/YEAR	TO MONTH/YEAR	POSITION	EMPLOYER	LOCATION
05/2020	- PRESENT	SALES REPRESENTATIVE	S&K SNACK CO.	HONOLULU, HI
01/2020	- 04/2020	HELPER	G4G CONSTRUCTION	HONOLULU, HI
02/2014	- 12/2020	OWNER	SUNRISE MARKET	HONOLULU, HI
01/2014	- 02/2014		UNEMPLOYED	HONOLULU, HI
01/2008	- 12/2013	OWNER	BUPYUNG BILLIAD	BUPYUNG KOREA
11/2002	- 12/2007	EMPLOYEE	RAINBOW COUNTRY	HONOLULU, HI
01/1992	- 10/2002	OWNER	INMUL STUDIO	INCHON, SOUTH KOREA
04/1984	- 12/1991	ENGINEER	FUJI FILM DEVELPING	INCHON, SOUTH KOREA
1981	- 1984	MILITARY	ARMY	SOUTH KOREA

(If additional space is needed, please use reverse side)

List your experience in the liquor industry: Rainbow Country, Sunrise Market

Will you devote time to manage the subject business? ☒ Yes ☐ No

If answer is "YES", will it be ☒ Full time, or ☐ Part-time?

I, JONG SIG JEE

, of \_\_\_\_\_

(Full Street Address, City, State, Zip)

being first duly sworn, deposes, and says, that the above information is true and correct and that I ☐ have ☒ have not) been convicted of any felony charge.

X

Jee

Signature



FOR NOTARY USE ONLY

STATE OF HAWAII  
City and County of Honolulu

} SS.

On this 4th day of January, in the year of 2021, personally appeared Jong Sig Jee who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the aforementioned instrument the person, or the entity upon behalf of which the person(s) acted, executed the aforementioned instrument in free act and deed.

Jee  
Signature of Applicant(s) before Notary

Subscribed and sworn to before me this:

4th day of January, 2021

[Signature]  
Signature of Notary

Print Name: RAY EOM  
Notary Public, State of Hawaii

My commission expires 08/10/2024

(Place Notary Stamp or Seal here)

NOTARY CERTIFICATION

Date of Doc: 01/04/2021 # of Pages: 2

Notary Name: RAY EOM 1 Circuit

Doc. Description: Personal History & Affidavit

[Signature]  
Notary Signature

01/04/2021  
Date

(Place Notary Stamp or Seal here)

R-E

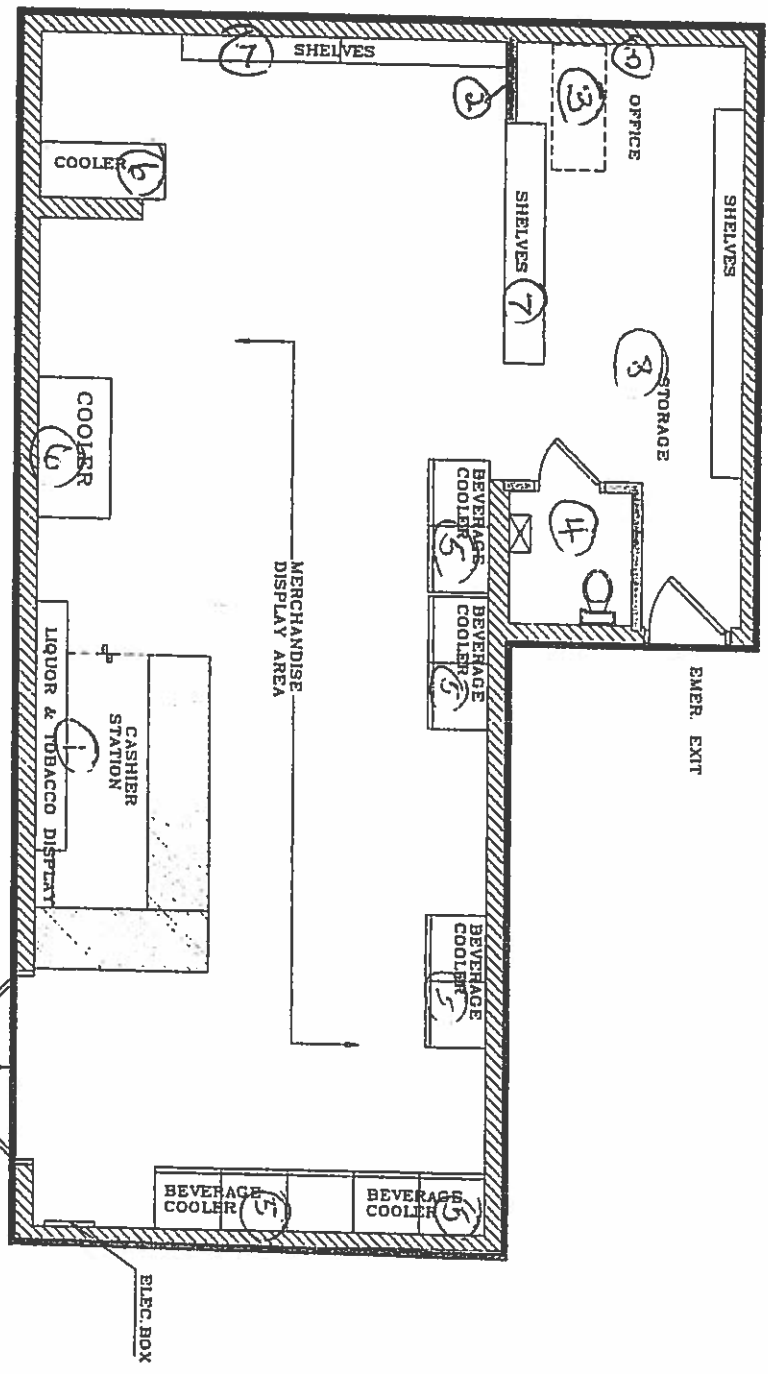
R-E

RECEIVED  
LIQUOR COMMISSION  
C.R.C. OF ILLINOIS  
2021 JUN 21 12 03 08



EXHIBIT B 1

*Revised Plan*



KINAU ST.



A FLOOR PLAN  
SK-1 SCALE: 1/4"=1'-0"

EXHIBIT B 2

Date: _____ Scale: 1/4"=1'-0" Drawn by: _____ Checked by: _____ SK-1	KINAU SUPERETTE 729 KINAU ST, HONOLULU, HI 96813
--	--

## LICENSING INVESTIGATIVE REPORT

DATE: January 6, 2021

SUBJECT: New Application No. 21-22557 from Liquor & C Mart LLC dba Liquor & C Mart LLC, for a Retail General License, at 630 Cooke Street, Honolulu (Within the NOHONA HALE Condominium), approximately 140 feet Makai-ewa from the Cooke Street & Queen Street junction.

---

### COMPANY STRUCTURE:

Liquor & C Mart LLC: Organized under the laws of the State of Hawaii on October 22, 2020, a manager-managed limited liability company. The manager-members are:

	<u>Title</u>	<u>Interest</u>
KIM, Ted Jun	Manager/Member	50%
KIM, Woul Sun	Member	50%

See **Exhibit A1 & A2** for biographical background information on KIM, Ted Jun & Woul Sun. CJIS check returned negative of felony conviction.

In a notification form dated October 28, 2020 and received on November 16, 2020, applicant appoints Min Young 'Alisa' WOO as authorized agent.

### FINGERPRINTS:

Fingerprints of the principals is scheduled for January 28, 2021.

### FINANCIAL STATEMENT FOR LIQUOR & C MART LLC DBA LIQUOR & C MART LLC AS OF NOVEMBER 13, 2020:

Financial Statement of the applicant, dated November 13, 2020, was submitted to Commission on November 16, 2020, and certified by the applicant to be substantially correct.

### COST AND FINANCING:

Approximately \$70,000.00 has been paid by the owner for upgrades, equipment, inventory and supplies; no financing involved.

### DESCRIPTION OF THE PROPOSED LICENSED PREMISES:

Location: The proposed retailer is located at 630 Cooke Street, Honolulu; ground floor space of Nohona Hale Condominium.

Details of premises: The rectangular shaped space occupies approximately 1,108 square feet of rental space within Nohona Hale Condominium; approximately 130 feet Makai-ewa from Cooke Street and Queen Street junction.

- Main entrance via single glass door at the Makai-kkhd corner.
- An accordion door conceal the anterior of the premises; applicant stated it will only use for emergency purposes.
- Approximately 324 feet of storage space with 2 separate restrooms on the mauka side.

**(Inner toilet has been converted into an office space without removing its amenities; toilet seat, sink and hand air dryer)**

- Refrigerator for cold beverages will be along the mauka wall.
- Coffee and other hot beverages will be on the opposite wall.
- Street metered parking are available around the area.

**According to the applicant, the above mention space was built prior to acquiring or specifying its contents.**

**See Exhibit B1 & B2, photo & floor plan.**

### CHURCH, SCHOOL, OR PUBLIC PLAYGROUND WITHIN 500 FEET:

Mother Waldron Neighborhood Park  
Cooke Street

Approximately 385 feet Makai from the proposed retailer.



SAME CLASS OF LICENSE WITHIN 500 FEET:

The Sake Shop (D1262)  
575 Cooke Street, #B  
Approximately 287 feet Makai-kkhd from proposed retail.

CURRENT NUMBER OF SAME CLASS ISSUED WITHIN THE CITY AND COUNTY OF HONOLULU:

As of January 6, 2021, there are 524 retail licenses issued within the City and County of Honolulu, of which, 492 are retail general licenses.

OTHER MATTERS PERTAINING TO THE APPLICATION WHICH MAY AFFECT ISSUANCE OF THE LICENSE:

Kind of business: The applicant will be operating a retail-grocery store that will sell various items; fresh and dry goods, daily cooked food, soft and energy drinks, gifts, including the sale of liquor.

Business Hours: The retail will be open daily: 7 am to 8 pm.  
Proposing to hire 1 full time & 2 part timers

Lease: The Commercial Sublease was entered into by and between NOHONA HALE LLC ("Landlord"), and LIQUOR & C MART ("Tenant"), as of November 5, 2020.

According to the Lease under "USE" clause, the **Tenant shall not use more than ten percent (10%) of the floor area of the Premises for display and liquor sale.**

Term: The Lease shall have a term of ten (10) years.

HISTORY OF VIOLATIONS FOR OTHER LIQUOR LICENSED INTERESTS DURING THE PERIOD OWNER OR OPERATED BY THE PRINCIPALS:

None

LIQUOR LICENSED INTEREST OF APPLICANT:

None

HAWAII REVISED STATUTES SECTION 281-56(a) (9) STATEMENT:

As of January 6, 2021, there are no known potential adverse effects on the surrounding community specific to the premises. All potential adverse effects reported to staff before the Public Hearing will be forwarded to the Commission for its consideration.

ZONING CLEARANCE:

An approved zoning clearance dated 10/28/2020 from Kakaako Community Development District, via Nohona Hale.


NEIGHBORHOOD BOARD NOTIFICATION:

The applicant shall directly notify the chair of the neighborhood board in which the applicant's place of business is located, in writing and delivered by certified mail, return receipt requested. At a minimum, the notification shall include the date of public hearing.


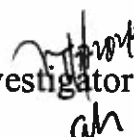
**The return receipt from the certified mailing shall be submitted to the Liquor Commission before a liquor license is issued.**

OPINION:

Statutory requirements has been met.

  
Homer Tamapua  
Licensing Investigator

Reviewed by:

  
Daniel Sato  
Supervising Investigator  


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LIQUOR COMMISSION  
C&C OF HONOLULU

**PERSONAL HISTORY AND AFFIDAVIT**

Rule 3-83-53.1

2020 NOV 16 A 10 31

NAME KIM, TED JUN SOCIAL SECURITY NO. \_\_\_\_\_  
Last, First Middle Maiden  
HOME ADDRESS \_\_\_\_\_ APT. NO. \_\_\_\_\_ TELEPHONE NOS.: \_\_\_\_\_  
HOME ( ) \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_ BUS. 808 , 347-8910  
PLACE OF BIRTH \_\_\_\_\_ DATE OF BIRTH \_\_\_\_\_ AGE \_\_\_\_\_ MARITAL STATUS \_\_\_\_\_  
(City, State) (MM / DD / YYYY)  
NO. OF YEARS COMPLETED IN HIGH SCHOOL 3 YEAR COMPLETED 1965 NAME OF SCHOOL GONGJU HIGH, GONG JU, SOUTH KOREA  
(include City and State)  
NO. OF YEARS COMPLETED IN COLLEGE 4 YEAR COMPLETED 1972 NAME OF COLLEGE DONGGUK UNIVERSITY, SEOUL, SOUTH KOREA  
(include City and State)  
OTHER EDUCATION \_\_\_\_\_

CITIZENSHIP\* \_\_\_\_\_ DATE ARRIVED IN HAWAII (if applicable) \_\_\_\_\_  
\*(If not a U.S. citizen, indicate type of Visa, or Resident Alien Card No., or Immigration Department No.)

EMPLOYMENT RECORD (from the time school was completed to present):

FROM MONTH/YEAR	TO MONTH/YEAR	POSITION	EMPLOYER	LOCATION
03/2020	- PRESENT		UNEMPLOYED	HONOLULU, HI
03/2013	- 03/2020	TAXI DRIVER	CHARLIE'S TAXI	HONOLULU, HI
03/2013	- 2012		UNEMPLOYED	HONOLULU, HI
2012	- 1985	OWNER	SPRING CREEK BEAUTY SUPPLY STORE	NEWYORK, NY
1980	- 1984	OWNER	DONGA TRADING COMPANY	QUITO, EQUADOR
1973	- 1979	DIRECTOR	PUNGWOO INSDUSTIRAL LTD	SEOUL, SOUTH KOREA

(If additional space is needed, please use reverse side)

List your experience in the liquor industry: N/A

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C&C OF HONOLULU

2020 OCT 16 A 10 31

Will you devote time to manage the subject business? ☒ Yes ☐ No

If answer is "YES", will it be ☒ Full time, or ☐ Part-time?

I, TED JUN KIM, of \_\_\_\_\_  
(Full Street Address, City, State, Zip)

being first duly sworn, deposes, and says, that the above information is true and correct and that I ☐ have ☒ have not) been convicted of any felony charge.

*[Signature]*

Signature

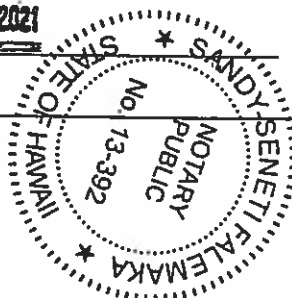


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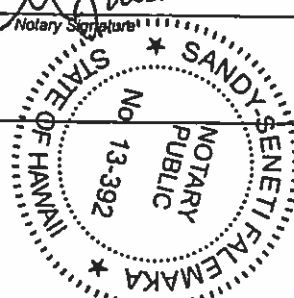
STATE OF HAWAII  
City and County of Honolulu } SS.

On this 28 day of October, in the year of 2020, personally appeared Ted Jun Kim  
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the aforementioned instrument the person, or the entity upon behalf of which the person(s) acted, executed the aforementioned instrument in free act and deed.

*[Signature]*  
Signature of applicant(s) before Notary  
Subscribed and sworn to before me this:  
28 day of October, 2020  
*[Signature]*  
Signature of Notary  
Print Name: Sandy Senetti Falemakua  
Notary Public, State of Hawaii  
My commission expires NOV 8 3 2021  
(Place Notary Stamp or Seal here)



NOTARY CERTIFICATION  
Date of Doc: undated # of Pages: 2  
Notary Name: Sandy Senetti Falemakua Circuit  
Doc. Description: City & County of Honolulu Liquor Commission  
*[Signature]*  
Notary Signature  
OCT 28 2020  
Date  
(Place Notary Stamp or Seal here)



**LIQUOR COMMISSION**  
**CITY AND COUNTY OF HONOLULU**  
711 KAPIOLANI BOULEVARD, SUITE 600, HONOLULU, HAWAII 96813-5249  
PHONE (808) 768-7300 • FAX (808) 768-7311  
INTERNET ADDRESS: [www.honolulu.gov/liq](http://www.honolulu.gov/liq)

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LIQUOR COMMISSION  
C&C OF HONOLULU

**PERSONAL HISTORY AND AFFIDAVIT**  
Rule 3-83-53.1

NAME KIM, WOUL SUN SOCIAL SECURITY NO. \_\_\_\_\_  
Last, First Middle Maiden  
HOME ADDRESS \_\_\_\_\_ APT. NO. \_\_\_\_\_ TELEPHONE NOS.: \_\_\_\_\_  
HOME ( \_\_\_\_\_ )  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_ BUS. ( \_\_\_\_\_ )  
PLACE OF BIRTH \_\_\_\_\_ DATE OF BIRTH \_\_\_\_\_ AGE \_\_\_\_\_ MARITAL STATUS \_\_\_\_\_  
(City, State) (MM / DD / YYYY)  
NO. OF YEARS COMPLETED IN HIGH SCHOOL 3 YEAR COMPLETED 1974 NAME OF SCHOOL DEAJEON WOMEN'S HIGH, DAEJEON, SOUTH KOREA  
(Include City and State)  
NO. OF YEARS COMPLETED IN COLLEGE N/A YEAR COMPLETED \_\_\_\_\_ NAME OF COLLEGE \_\_\_\_\_  
(Include City and State)  
OTHER EDUCATION \_\_\_\_\_

CITIZENSHIP\* \_\_\_\_\_ DATE ARRIVED IN HAWAII (if applicable) N/A  
\*(If not a U.S. citizen, indicate type of Visa, or Resident Alien Card No., or Immigration Department No.)

**EMPLOYMENT RECORD (from the time school was completed to present):**

FROM MONTH/YEAR	TO MONTH/YEAR	POSITION	EMPLOYER	LOCATION
02/2002	- PRESENT	OWNER	SPRING CREEK BEAUTY SUPPLY	BROOKLYN NY
1987	- 01/2002	OWNER	ZOOM BEAUTY SUPPLY	BROOKLYN NY
1985	- 1986	MANAGER	PINE BEAUTH SUPPLY	IRVINGTON NJ
1980	- 1984	UNEMPLOYED		QUITO, EQUADOR
1975	- 1979	CLERK	HANIL WANGU TOY STORE	DAEJEON, SOUTH KOREA

(If additional space is needed, please use reverse side)

List your experience in the liquor industry: N/A

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LIQUOR COMMISSION  
C&C OF HONOLULU

2022 NOV 16 AM 10:31

Will you devote time to manage the subject business? ☒ Yes ☐ No


If answer is "YES", will it be ☐ Full time, or ☒ Part-time?

I, WOUL SUN KIM

, of

(Full Street Address, City, State, Zip)

being first duly sworn, deposes, and says, that the above information is true and correct and that I ☐ have ☒ have not) been convicted of any felony charge.


  
Signature




FOR NOTARY USE ONLY

STATE OF ~~HAWAII~~ New York }  
City and County of ~~Honolulu~~ Queens } SS.

On this 27 day of Oct, in the year of 2020, personally appeared Woul Sun Kim who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the aforementioned instrument the person, or the entity upon behalf of which the person(s) acted, executed the aforementioned instrument in free act and deed.

  
Signature of applicant(s) before Notary

Subscribed and sworn to before me this:  
27 day of Oct, 2020

  
Signature of Notary

Print Name: James An  
Notary Public, State of Hawaii

My commission expires 2022

(Place Notary Stamp or Seal here)

**NOTARY PUBLIC, STATE OF NEW YORK**  
Registration No. 01AN63006397  
Qualified in Queens County  
Commission Expires March 31, 2022

NOTARY CERTIFICATION

Date of Doc: \_\_\_\_\_ # of Pages: \_\_\_\_\_

Notary Name: \_\_\_\_\_ Circuit \_\_\_\_\_

Doc. Description: \_\_\_\_\_

\_\_\_\_\_  
Notary Signature

\_\_\_\_\_  
Date

(Place Notary Stamp or Seal here)

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LIQUOR COMMISSION  
C.C.C. OF HONOLULU  
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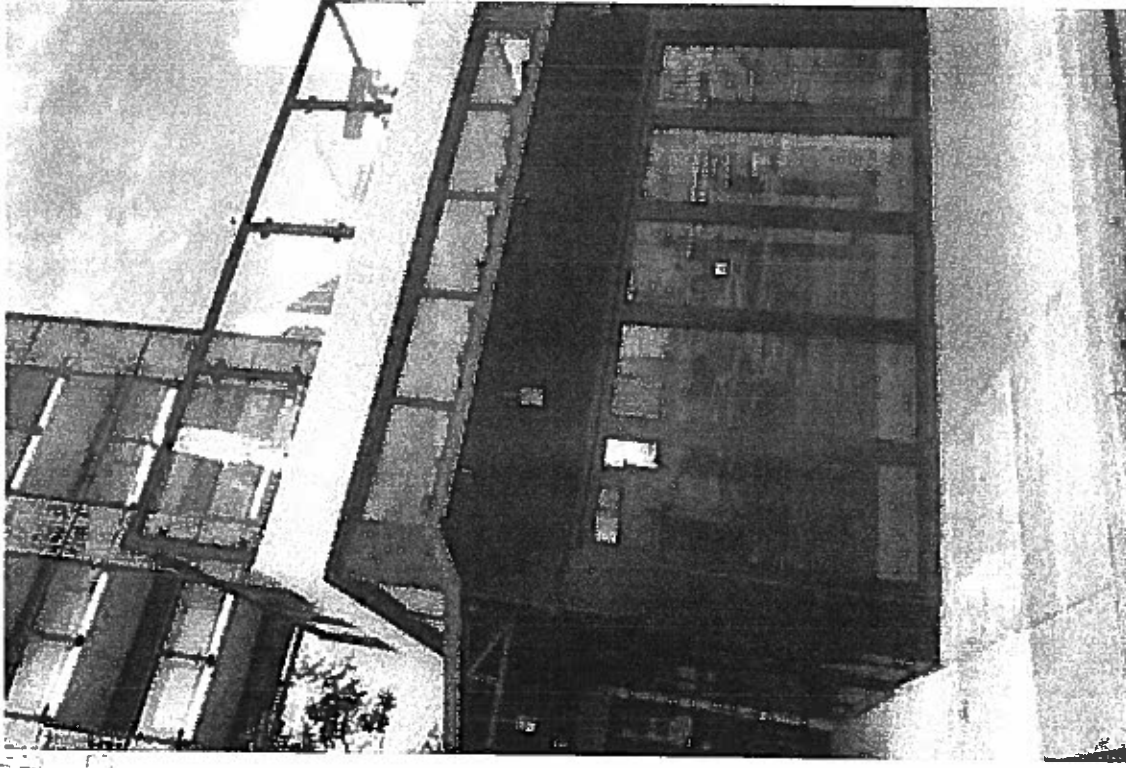
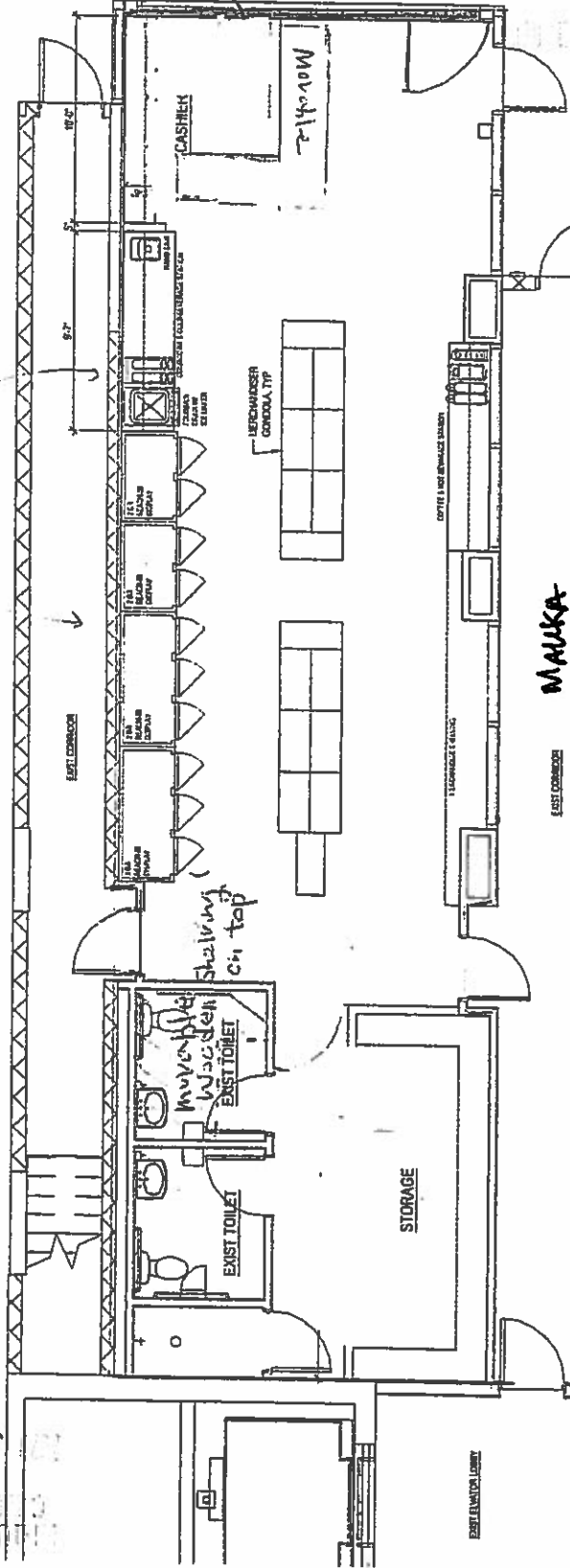


EXHIBIT B1

# LIQUOR & C MART

at  
630 COOKE STREET

Refrigerator/sink  
will be built in future



1 PROPOSED STORE LAYOUT  
2017

MAUKA

EAST CORRIDOR

MAHIA

MAHIA

PROJECT  
LIQUOR & C  
MART

630 COOKE ST

PROJECT NO.

SHEET TITLE  
STORE LAYOUT

REVISIONS

DATE

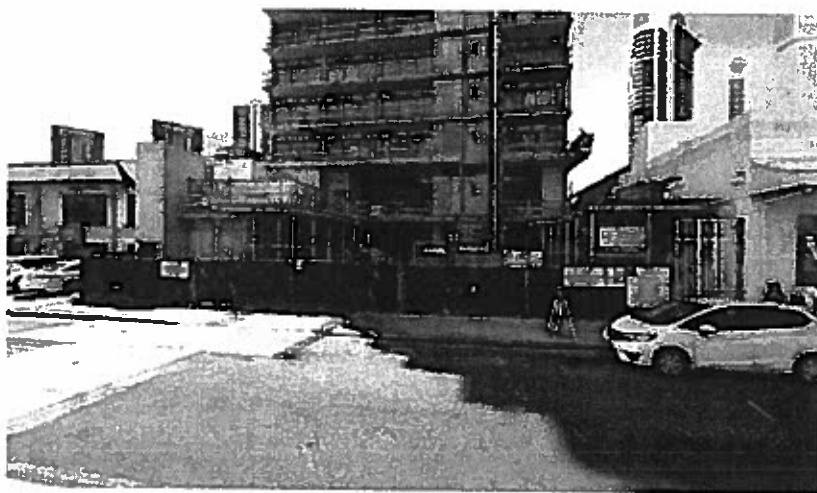
BY

SCALE

A-1



# Google Maps 630 Cooke St



## 630 Cooke St

Honolulu, HI 96813



Directions



Save



Nearby



Send to your  
phone



Share



842V+35 Honolulu, Hawaii

Photos

## LICENSING INVESTIGATIVE REPORT

DATE: February 25, 2021

SUBJECT: Transfer application No. 21-22413 from Venture Kakaako LLC, dba Venture Kakaako LLC, for the transfer of Dispenser General (Category 3 – Live entertainment, recorded music and dancing) license of Tamura Enterprises, Inc., dba The Row Bar by Tamura's, 500 Ala Moana Boulevard, Suite 01, Honolulu, and for a change of trade name to Venture Kakaako LLC (E1588)

### COMPANY STRUCTURE:

Venture Kakaako LLC: Organized under the laws of the State of Hawaii on August 21, 2020 as a manager-managed limited liability company, the company was changed to a member-managed limited liability company on December 11, 2020.

The members of the company are:

Gavin Morita	Managing Member	<u>Percent</u> 50%
Brent Kawano	Managing Member	<u>50%</u> 100%

See **Exhibit A1** and **A2** for biographical background information on the principals. Criminal History Clearance forms have been received.

According to Notification of Authorized Agent, dated February 18, 2021, and received February 19, 2021, Brent Kawano, Member of Venture Kakaako LLC, authorizes Emmanuel Zibakalam to serve as an authorized agent before the Liquor Commission on behalf of the Applicant.

According to Notification of Authorized Agent, dated February 15, 2021, and received February 19, 2021, Glenn Tamura, President of Tamura Enterprises, Inc. (Transferor), authorizes Emmanuel Zibakalam to serve as an authorized agent before the Liquor Commission on behalf of the Transferor.

### FINGERPRINTS:

Gavin Morita and Brent Kawano must be fingerprinted by Fieldprint.

**Federal Bureau of Investigation fingerprint clearances are pending.**

### FINANCIAL STATEMENT FOR VENTURE KAKAAKO LLC, AS OF DECEMBER 3, 2020:

Financial Statement of the Applicant, dated December 6, 2020, was submitted to the Commission and certified by the Applicant to be substantially correct, as of December 3, 2020.

### TEMPORARY LICENSE:

The Applicant filed Temporary Application No. 21-22412 on October 19, 2020.

The Temporary license was granted on January 7, 2021, and effected January 8, 2021.

### CONSIDERATION:

According to a letter, dated October 18, 2020, Emmanuel Zibakalam states that no fiscal or monetary transaction between the Tamura Enterprises, Inc. (Transferor) and Venture Kakaako LLC (Transferee) will occur for the assignment.

### DESCRIPTION OF THE PROPOSED LICENSED PREMISES:

Location: The proposed licensed premises is located in Suite 01 of the Waterfront Plaza located at 500 Ala Moana Boulevard, Honolulu.

#### Details of premises

- Approximately 5,457 sq. ft.
- Irregular in shape, approximately 81 feet by 106 feet overall
- Bar counter, storage room, dance floor.
- **Common area restrooms located outside of the licensed premises**

See **Exhibit B** and **B2**

Parking: There is parking available in the Waterfront Plaza garage.

REASON FOR TRANSFER:

The transfer is due to a strategic restructuring of business assets by the Transferor.

LICENSE IN EFFECT FOR MORE THAN ONE YEAR:

Liquor Commission records reveal that the current Dispenser General license has been in effect since April 6, 2018.

OTHER RELEVANT MATTERS THAT MAY AFFECT THE ISSUANCE OF THE LICENSE:

Kind of business: According to Emmanuel Zibakalam, the business will be a restaurant/bar. Hours of operation will be 11:00 a.m. to 2:00 a.m., daily. The manager for the business has not been selected yet, but there will be approximately 10 employees.

Lease: According to a Lease, executed June 7, 2017, Waterfront A, LLC, Waterfront B, LLC, Waterfront C, LLC, Waterfront D, LLC, and Waterfront E, LLC, as tenants in common (Landlord) **leases to Tamura Enterprises, Inc. (Tenant)** the subject space designated as "Suite 01" and "Suite 1-G" in the Waterfront Plaza located at 500 Ala Moana Boulevard.

Term: The term shall commence on August 1, 2017 and end on March 31, 2024.

According to a Consent to Assignment and Assumption of Lease document, made and executed as of September 30, 2020, Waterfront Plaza, LLC (Landlord) consents to the **assignment of the original lease** by Tamura Enterprises, Inc. (Tenant) to **Venture Kakaako LLC (Assignee)**. The Assignment effective date is stated as being October 1, 2020.

According to the document, **the consent is subject to the Commission approving the transfer** of the Tenant's liquor license to Assignee. Upon the approval of the transfer, within five (5) business days, Tenant and Assignee shall notify the Landlord in writing together with a copy of the transfer approval and the Assignment. **In the event the approval of the transfer does not occur by January 31, 2021, the consent shall be automatically withdrawn. In the event the transfer is not approved by the Commission or approval does not occur by January 31, 2021, Tenant and Assignee shall mutually execute and deliver to Landlord a termination of the Assignment.**

See Exhibit C

**The approval of the transfer of the dispenser general license cannot occur by January 31, 2021.**

**A new lease or amended assignment of lease and Landlord's consent must be submitted before the license can be issued.**

**Landlord's permission for Applicant to license the pathway connecting the main bar area and the storage room must be submitted before the license can be issued.**

**Landlord's permission for Applicant and Applicant's patrons to utilize the common area restrooms must be submitted before the license can be issued.**

#### **BACKGROUND:**

On April 5, 2018, Tamura Enterprises, Inc., dba The Row Bar by Tamura's was granted a Dispenser General license at the subject location, effective April 6, 2018.

The Dispenser license is active and will expire on June 30, 2021.

**EFFECTIVE DATE OF TRANSFER:**

According to the Consent to Assignment and Assumption of Lease, the effective date of the assignment of lease to Venture Kakaako LLC is October 1, 2020.

According to a letter to the Commission, dated October 18, 2020, notwithstanding the Consent to Assignment and Assumption of Lease document, there are no documents of consent regarding the transfer of business, and no fiscal or monetary transaction will occur for the assignment.

See **Exhibit D**


According to Emmanuel Zibakalam, Venture Kakaako LLC has been paying the rent due under the lease since October, but, as of December 9, 2020, has not started operating the business yet.

**ZONING CLEARANCE:**


**A valid Zoning Clearance issued by the Hawaii Community Development Authority must be submitted to the Liquor Commission before a liquor license is issued.**

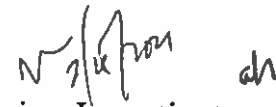
**OPINION:**

In my opinion, statutory requirements may not have been met. The transfer of business may have occurred prior to Commission approval.

  
Yasuhiro Takeda  
Licensing Investigator

Reviewed by:

  
Daniel Sato  
Supervising Licensing Investigator



**LIQUOR COMMISSION**  
**CITY AND COUNTY OF HONOLULU**  
711 KAPIOLANI BOULEVARD, SUITE 600, HONOLULU, HAWAII 96813-5249  
PHONE (808) 768-7300 • FAX (808) 768-7311  
INTERNET ADDRESS: [www.honolulu.gov/liq](http://www.honolulu.gov/liq)

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LIQUOR COMMISSION  
CITY OF HONOLULU  
NOV 19 2 12

**PERSONAL HISTORY AND AFFIDAVIT**  
Rule 3-83-53.1

NAME MICRITA GAVIN SHIZUO SOCIAL SECURITY NO. \_\_\_\_\_  
Last First Middle Maiden  
HOME ADDRESS \_\_\_\_\_ APT. NO. \_\_\_\_\_ TELEPHONE NOS.:  
HOME \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_ BUS. (808) 367 2208  
PLACE OF BIRTH \_\_\_\_\_ DATE OF BIRTH \_\_\_\_\_ AGE \_\_\_\_\_ MARITAL STATUS SINGLE  
(City, State) (MM/DD/YYYY)  
NO. OF YEARS COMPLETED IN HIGH SCHOOL 4 YEAR COMPLETED 1997 NAME OF SCHOOL PUNAHU SCHOOL HONOLULU HI  
(include City and State)  
NO. OF YEARS COMPLETED IN COLLEGE 4 YEAR COMPLETED 2006 NAME OF COLLEGE UNIVERSITY OF HAWAII HONOLULU HI  
(include City and State)  
OTHER EDUCATION N/A

CITIZENSHIP\* C/SC DATE ARRIVED IN HAWAII (if applicable) N/A  
\*(If not a U.S. citizen, indicate type of Visa, or Resident Alien Card No., or Immigration Department No.)

EMPLOYMENT RECORD (from the time school was completed to present):

FROM MONTH/YEAR	TO MONTH/YEAR	POSITION	EMPLOYER	LOCATION
08/1993	02/1999	MANAGER	CLASIC AUDIO & VIDEO	HONOLULU, HI
04/1999	09/1999	SALE	LIBERTY HOUSE	HONOLULU, HI
09/1999	03/2000	TELLER	TERRITORIAL SAVINGS	HONOLULU, HI
06/2000	10/2001	SERVER	JANET RESTAURANT	HONOLULU, HI
06/2002	08/2006	FISCAL CLERK	HOLEKULANI HOTEL	HONOLULU, HI
02/2007	08/2008	ESCROW AGENT	TITLE GUARANTY	AIEA, HI
09/2008	05/2012	INVESTIGATOR	JOH DECCA RICO	HONOLULU, HI
05/2011	PRESENT	GENERAL MGR	NOCTURNAL LOUNGE	HONOLULU, HI

(If additional space is needed, please use reverse side)

NOTARY INITIAL [Signature]

List your experience in the liquor industry: Nocturnal Lounge - 05/2011-Present (9 yrs 4 mos) As GM, I directly manage & supervise a team of 15 employees. I am solely responsible for overseeing the sale, service, training, purchasing & adherence to all rules & regulations pertaining to liquor. I manage & control the daily inventory which consists of liquor, beer & wine while maintaining close relationships with all major liquor distributors & suppliers in Hawaii. Responsible for recording & updating weekly inventory totals to maintain accurate records for accounting & regulatory purposes.

Will you devote time to manage the subject business? ☒ Yes ☐ No

If answer is "YES", will it be ☒ Full time, or ☐ Part-time?

I, GAVIN MURITA, of

(Full Street Address, City, State, Zip)

being first duly sworn, deposes, and says, that the above information is true and correct and that I ☐ have ☒ have not) been convicted of any felony charge.

RECEIVED  
LIQUOR COMMISSION  
STATE OF HAWAII  
SEP 11 2020

[Signature]  
Signature

PA  
RE  
PH  
AF



FOR NOTARY USE ONLY

STATE OF HAWAII  
City and County of Honolulu } SS.

On this 11 day of September in the year of 2020 personally appeared GAVIN MURITA who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the aforementioned instrument the person or the entity upon behalf of which the person(s) acted executed the aforementioned instrument in free act and deed

<p><u>[Signature]</u> Signature of applicant(s) before Notary</p> <p>Subscribed and sworn to before me this:</p> <p><u>11</u> day of <u>September</u>, 20<u>20</u></p> <p><u>[Signature]</u> Signature of Notary</p> <p>Print Name: <u>Sandy-Seneti Palemaka</u> Notary Public, State of Hawaii</p> <p>My commission expires <u>FEB 13 2021</u></p> <p>(Place Notary Stamp or Seal here)</p>	<p>NOTARY CERTIFICATION</p> <p>Date of Doc: <u>undated</u> # of Pages: <u>2</u></p> <p>Notary Name: <u>Sandy-Seneti Palemaka 1st</u> Circuit</p> <p>Doc Description: <u>Personal history and Affidavit</u></p> <p><u>[Signature]</u> SEP 11 2020 Notary Signature Date</p> <p>(Place Notary Stamp or Seal here)</p>
--	---





RECEIVED  
LIQUOR COMMISSION  
C&C OF HONOLULU

2025 OCT 19 PM 2:13

Rule 3-83-53.1

List your experience in the liquor industry: I've worked in the liquor industry for almost 10 years. I've developed new cocktails, done inventory, help edit the wine list, passed the entry level sommelier exam, and worked with Master Sommelier Chuck Furuya for over 7 years. I also learned how to pair wines with food and answered questions customers had about the background of the wine or liquor they were consuming. I've worked with distribution reps and handled ordering weekly deliveries for bar.

Will you devote time to manage the subject business? ☒ Yes ☐ No

If answer is "YES", will it be ☒ Full time, or ☐ Part-time?

I, Brent Kawano

of

(Full Street Address, City, State, Zip)

being first duly sworn, deposes, and says, that the above information is true and correct and that I ☐ have ☒ have not) been convicted of any felony charge.

*Brent Kawano*

Signature



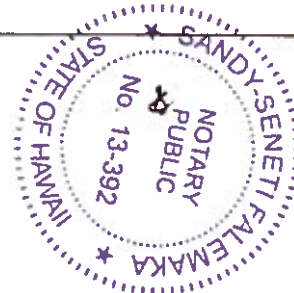
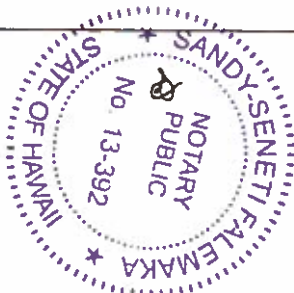
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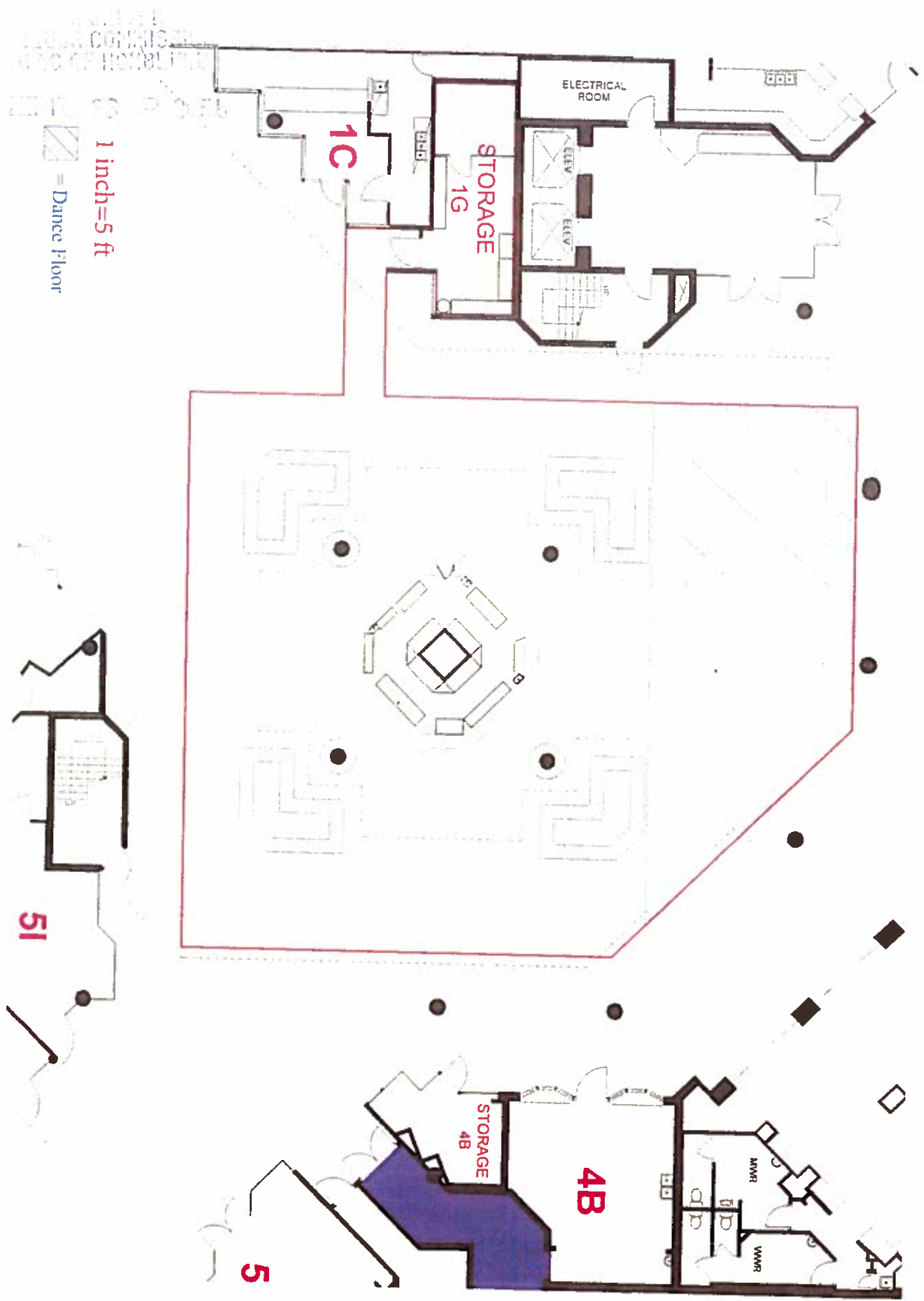
STATE OF HAWAII  
City and County of Honolulu

} SS.

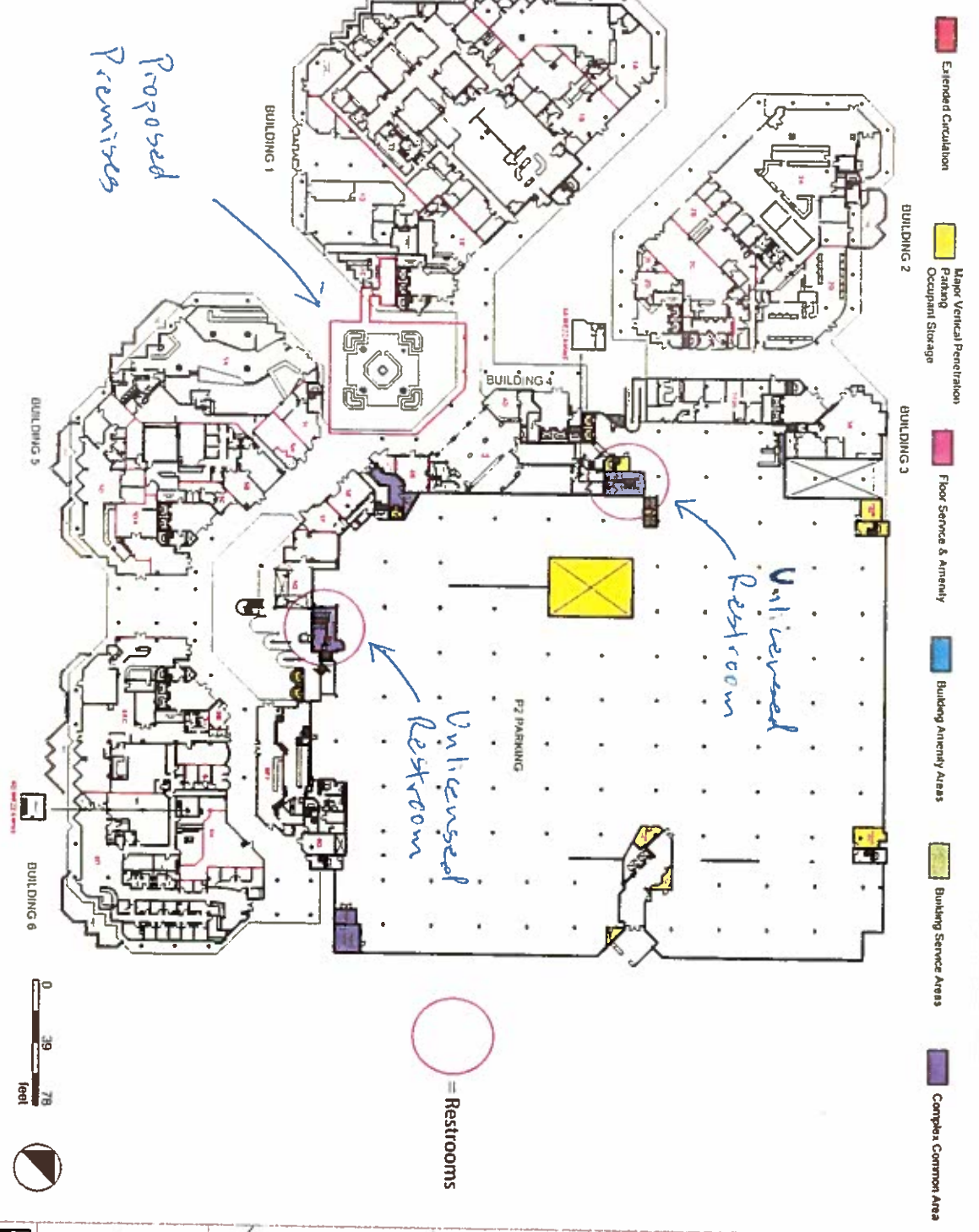
On this 11 day of September in the year of 2020 personally appeared Brent M. Kawano who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the aforementioned instrument the person or the entity upon behalf of which the person(s) acted executed the aforementioned instrument in free act and deed

<p><i>Brent Kawano</i> Signature of applicant(s) before Notary</p> <p>Subscribed and sworn to before me this: <u>11</u> day of <u>September</u>, 20<u>20</u></p> <p><i>Sandy Seneti Falemaka</i> Signature of Notary</p> <p>Print Name <u>Sandy Seneti Falemaka</u> Notary Public, State of Hawaii</p> <p>My commission expires <u>FEB 03 2021</u></p> <p>(Place Notary Stamp or Seal here)</p>	<p>NOTARY CERTIFICATION</p> <p>Date of Doc: <u>undated</u> # of Pages: <u>2</u></p> <p>Notary Name: <u>Sandy Seneti Falemaka</u> <u>1st</u> Circuit</p> <p>Doc Description: <u>Personal History and Affidavit</u></p> <p><i>Sandy Seneti Falemaka</i> Notary Signature</p> <p><u>SEP 11 2020</u> Date</p> <p>(Place Notary Stamp or Seal here)</p>
---	--





RECEIVED  
 PLANNING COMMISSION  
 2100 KALANIANAʻOHE  
 11/11/13 P 3:56



<p>Pacific Office          Properties</p>		<p>Version: Prepared: 21/09/2015          FPM4 Measured: 22/07/2012</p>
<p>Waterfront Plaza          500 Ala Moana Boulevard          Honolulu, Hawaii</p>		
<p>Floor 1</p>		
<p>Please Refer to Corresponding          BOMA 2010 Method A Area Chart</p>		
<p>This work product has been prepared by Extreme Measures Inc. pursuant to a contract with the Client for the sole benefit of and use by the Client. The Client acknowledges that this work product is not intended for use by any other party and that the Client shall be responsible for the accuracy and completeness of the information provided. Extreme Measures Inc. is not liable for any errors, omissions or inaccuracies that may result from such information.</p>		
<p><b>extreme measures</b> 14 418 323 2856          14 418 323 0855          www.extrememeasures.com</p>		

## CONSENT TO ASSIGNMENT AND ASSUMPTION OF LEASE

THIS CONSENT TO ASSIGNMENT AND ASSUMPTION OF LEASE (the "**Consent**") is made as of September 30, 2020, by and among WATERFRONT PLAZA, LLC, a Delaware limited liability company ("**Landlord**"), TAMURA ENTERPRISES, INC., a Hawaii corporation dba Row Bar by Tamura's ("**Tenant**" or "**Assignor**") and VENTURE KAKAAKO LLC, a Hawaii limited liability company ("**Assignee**").

### RECITALS:

A. Waterfront A, LLC, Waterfront B, LLC, Waterfront C, LLC, Waterfront D, LLC, and Waterfront E, LLC, each a Delaware limited liability company, as tenants in common (collectively, the "**Original Landlord**") and Tenant entered into that certain Ground Floor Commercial Lease dated as of June 7, 2017 ("**Original Lease**"), pursuant to which Landlord leases to Tenant and Tenant leases from Landlord that certain space commonly known as Suites 01 and 1-G in that certain building located and addressed at 500 Ala Moana Boulevard, Honolulu, Hawaii 96813. Landlord is the successor-in-interest in the Lease to the Original Landlord.

B. Pursuant to the terms of Article 17 of the Original Lease, Tenant has requested Landlord's consent with respect to the assignment (the "**Assignment**") by Tenant of its rights, title, interest and obligations under the Lease to Assignee. The Assignment effective date is October 1, 2020 ("**Effective Date**"). Landlord is willing to consent to the Assignment on the terms and conditions contained herein.

C. All defined terms not otherwise expressly defined herein shall have the respective meanings given in the Lease.

### AGREEMENT:

1. Landlord's Consent. Landlord hereby consents to the Assignment; provided, however, such consent is granted by Landlord only upon the terms and conditions set forth in this Consent. This Consent shall not be construed to modify, waive or amend any of the terms, covenants and conditions of the Lease or to waive any breach thereof or any of Landlord's rights or remedies thereunder or to enlarge or increase any obligations of Landlord under the Lease. Any terms of the Assignment which are inconsistent with the terms of the Lease or this Consent shall be of no force or effect. Landlord's Consent is subject to the Honolulu Liquor Commission approving the transfer of Tenant's liquor license to Assignee (the "**Liquor Transfer**"). Upon the approval of the Liquor Transfer, within five (5) business days, Tenant and Assignee shall notify Landlord in writing together with a copy of such Liquor Transfer approval of the completion of the Liquor Transfer and the Assignment. In the event the Liquor Transfer does not occur by January 31, 2021 (the "**Liquor Transfer Outside Date**"), Landlord's Consent shall be automatically withdrawn. In the event the Liquor Transfer is not approved by the Honolulu Liquor Commission or the Liquor Transfer does not occur by the Liquor Transfer Outside Date, Tenant and Assignee shall mutually execute and deliver to Landlord a termination of the Assignment.

2. Assumption by Assignee; Non-Release of Tenant; Further Transfers. By its execution below, and effective as of the Effective Date, Assignee hereby assumes all of Tenant's obligations under the Lease accruing after the Effective Date; provided, however, that neither the Assignment nor this consent thereto, nor Assignee's assumption of the Lease, nor pending approval of the Liquor Transfer shall release or discharge Tenant from any liability, whether past, present or future, under the Lease or alter the primary liability of the Tenant to pay the rent and perform and comply with all of the obligations of Tenant to be performed under the Lease. During the period of time between the date of this Consent and the earlier of (i) the Liquor Transfer and (ii) the Liquor Transfer Outside Date, Tenant and Assignee shall be mutually and equally responsible for the obligations and liabilities of the Original Lease, as modified by this Consent. Neither the Assignment nor this consent thereto shall be construed as a waiver of Landlord's right to consent to any further subletting by the Assignee or to any assignment by the Assignee of its rights, title, interest and obligations under the Lease, or as a consent to any portion of the Premises being used or occupied by any other party. Landlord may consent to subsequent sublettings and assignments of the Lease or any amendments or modifications thereto without notifying Tenant nor anyone else liable under the Lease and without obtaining their consent. No such action by Landlord shall relieve such persons from any liability to Landlord or otherwise with regard to the Premises.

3. Guaranty.

3.1 Guarantor. Section 1(p) of the Original Lease is hereby deleted in its entirety and replaced with the following:

"(p) Guarantor: Brent Kawano and Gavin Morita"

3.2 Guarantor's Address. Section 1(q) of the Original Lease is hereby deleted in its entirety and replaced with the following:

"(q) Guarantor's Address for Notices:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Attention: Gavin Morita

Facsimile No.: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Attention: Brent Kawano

Facsimile No.: \_\_\_\_\_"

4. General Provisions.

4.1 Brokerage Commission. Tenant and Assignee covenant and agree that under no circumstances shall Landlord be liable for any brokerage commission or other charge or expense in connection with the Assignment and Tenant and Assignee agree to protect, defend,



indemnify and hold Landlord harmless from the same and from any cost or expense (including, but not limited to, attorneys' fees and costs) incurred by Landlord in resisting any claim for any such brokerage commission.

4.2 Controlling Law. The terms and provisions of this Consent shall be construed in accordance with and governed by the laws of the State of Hawaii.

4.3 Binding Effect. This Consent shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors and assigns. As used herein, the singular number includes the plural and the masculine gender includes the feminine and neuter.

4.4 Captions. The paragraph captions utilized herein are in no way intended to interpret or limit the terms and conditions hereof; rather, they are intended for purposes of convenience only.

4.5 Partial Invalidity. If any term, provision or condition contained in this Consent shall, to any extent, be invalid or unenforceable, the remainder of this Consent, or the application of such term, provision or condition to persons or circumstances other than those with respect to which it is invalid or unenforceable, shall not be affected thereby, and each and every other term, provision and condition of this Consent shall be valid and enforceable to the fullest extent possible permitted by law.

4.6 Attorneys' Fees. If either party commences litigation against the other for the specific performance of this Consent, for damages for the breach hereof or otherwise for enforcement of any remedy hereunder, the parties hereto agree to and hereby do waive any right to a trial by jury and, in the event of any such commencement of litigation, the prevailing party shall be entitled to recover from the other party such costs and reasonable attorneys' fees as may have been incurred, however, the costs and reasonable attorneys' fees the prevailing party shall be entitled to recover shall not exceed Two Thousand Dollars (\$2,000.00).

4.7 Landlord's Costs. In addition to the One Thousand Five Hundred Dollar (\$1,500.00) review fee, Tenant shall pay to Landlord, on demand, the reasonable costs and attorneys' fees incurred by Landlord in connection with Landlord's review and analysis of the Assignment and the preparation of this Consent.

4.8 No Defaults. Tenant represents and warrants to Landlord that, as of the date of this Consent, Tenant is in full compliance with all terms, covenants and conditions of the Lease and that there are no breaches or defaults under the Lease by Landlord or Tenant beyond applicable notice and cure periods, and that to the knowledge of the individual executing this Consent on behalf of Tenant, Tenant knows of no events or circumstances which, given notice and/or the passage of time, would constitute a default under the Lease by either Landlord or Tenant.

4.9 No Further Modification; Lease in Full Force and Effect. Except as set forth in this Consent, all of the terms and provisions of the Lease are hereby ratified and confirmed and shall remain unmodified and in full force and effect. This Consent contains the entire understanding between the parties with respect to the matters contained herein. In the event of any conflict between the terms and conditions of the Lease and the terms and conditions of this Consent, the terms and conditions of this Consent shall prevail. Landlord and Tenant acknowledge

and agree that to each party's actual knowledge, neither party is in default or violation of any covenant, provision, obligation, agreement or condition contained in the Lease. No representations, warranties, covenants or agreements have been made concerning or affecting the subject matter of this Consent, except as are contained herein and in the Lease. This Consent may not be changed orally, but only by an agreement in writing signed by the party against whom enforcement of any waiver, change or modification or discharge is sought.

4.10 Signatures. The parties hereto consent and agree that this Consent may be signed and/or transmitted by facsimile, e-mail of a .pdf document or using electronic signature technology (e.g., via DocuSign or similar electronic signature technology), and that such signed electronic record shall be valid and as effective to bind the party so signing as a paper copy bearing such party's handwritten signature. The parties further consent and agree that (i) to the extent a party signs this Consent using electronic signature technology, by clicking "SIGN", such party is signing this Consent electronically, and (ii) the electronic signatures appearing on this Consent shall be treated, for purposes of validity, enforceability and admissibility, the same as handwritten signatures.

[SIGNATURES CONTINUED ON FOLLOWING PAGE]



IN WITNESS WHEREOF, the parties have executed this Consent as of the day and year first above written.

"LANDLORD"

WATERFRONT PLAZA, LLC, a Delaware limited liability company

By: Parallel Capital Partners, Inc.,  
a California corporation  
its authorized agent

By: Michael Burer

Name: Michael Burer

Its: Chief Financial Officer

"TENANT"

TAMURA ENTERPRISES, INC., a Hawaii corporation,  
dba Row Bar by Tamura's

By: Glenn Tamura

Name: Glenn Tamura

Title: President / CEO

Dated: 10/15/20

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

"ASSIGNEE"

VENTURE KAKAAKO LLC, a Hawaii limited liability company

By: Gavin Morita

Name: Gavin Morita

Title: Owner

Dated: 10/9/2020

By: Brent Kawano

Name: Brent Kawano

Title: Owner

Dated: 10/8/2020

**ACKNOWLEDGMENT OF GUARANTOR**

The undersigned, the Guarantor under that certain Guaranty, as further described in Article 36 of the Original Lease, dated June 7, 2017 (the "Guaranty"), hereby consents to the foregoing Consent and further acknowledges that the Guaranty remains in full force and effect with regard to the Lease for the benefit of Landlord, as amended by the foregoing Consent.

Address of Guarantor:

\_\_\_\_\_  
\_\_\_\_\_

By: Brent Kawano  
B00008704702444

Name: Brent Kawano

Dated: 10/8/2020

Social Security Number: \_\_\_\_\_

Address of Guarantor:

\_\_\_\_\_  
\_\_\_\_\_

By: Gavin Morita  
B14010007504463

Name: Gavin Morita

Dated: 10/9/2020

Social Security Number: \_\_\_\_\_



Pacific Business Advocates LLC  
P.O. Box 11351  
Honolulu, HI 96828  
Info@Pacificadvocates.com

Authorized Representatives on behalf of  
Venture Kakaako LLC

October 18, 2020  
City & County of Honolulu, Liquor Commission  
711 Kapiolani Blvd #600  
Honolulu, HI 96813

Re: Consent Documents

This letter serves to state that, notwithstanding the provided lease assignment, there are no documents of consent regarding the transfer of business between Tamura Enterprises, Inc. and Venture Kakaako LLC. As agreed upon by both parties, no fiscal or monetary transaction between Tamura Enterprises, Inc. and Venture Kakaako LLC will occur for the purposes of executing this assignment.

If you have any questions, please contact me at your convenience. Mahalo for your time and consideration.

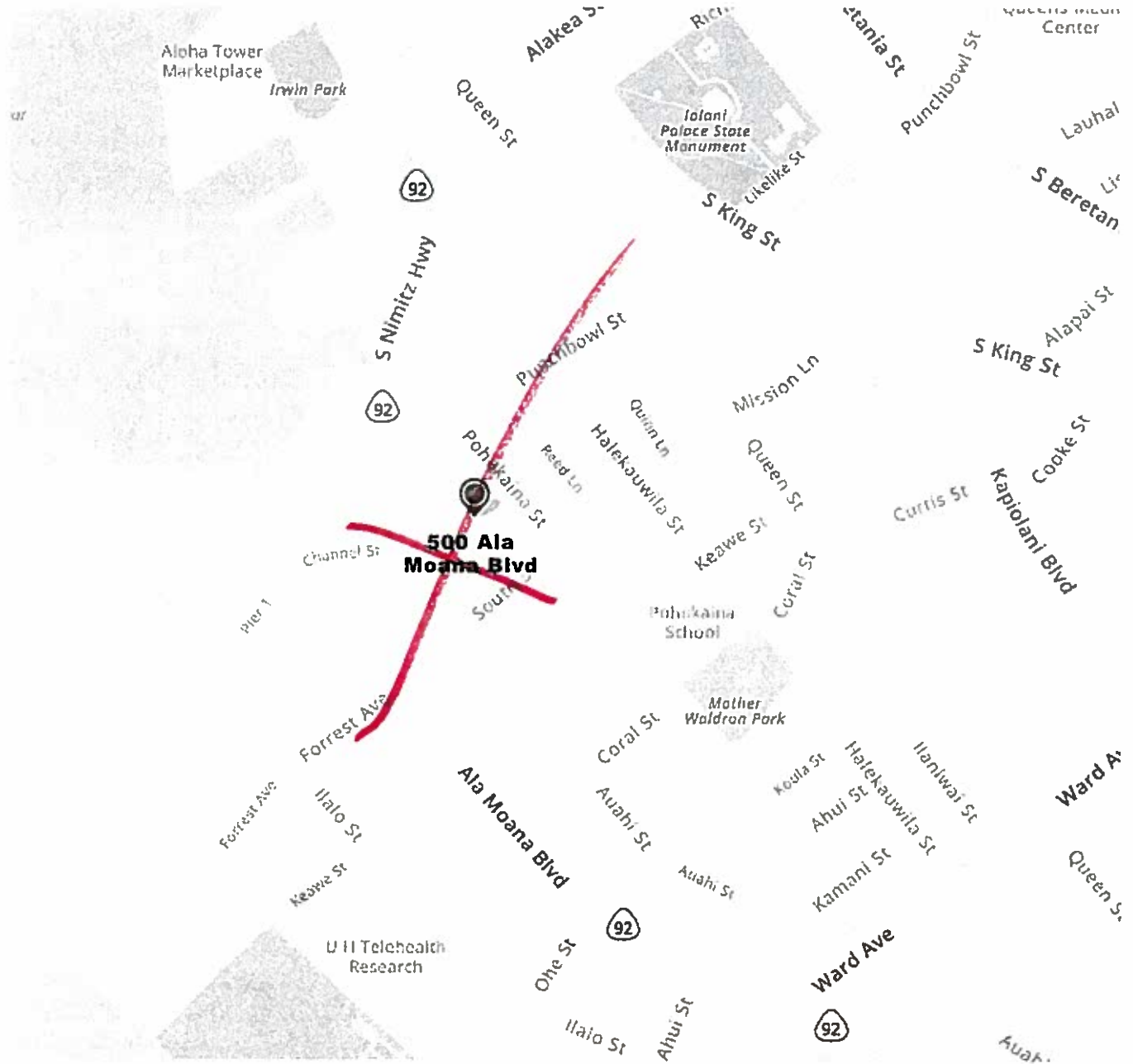
Respectfully,

Emmanuel Zibakalam

Principal, Pacific Business Advocates LLC

# 500 Ala Moana Blvd

Honolulu | HI 96813-4900



## LICENSING INVESTIGATIVE REPORT

DATE: March 3, 2021

SUBJECT: Application No. 20-21227 from Puka Panty LLC dba The Manifest Bar/Royal Arcade Bar, Dispenser General Category 3 (Music / Dancing), license at 32 & 34 N. Hotel St., Honolulu, for a change of "Class", from its Dispenser General Category 3 (Music/Dancing) to Cabaret General Category 1 Standard

---

### LIMITED LIABILITY COMPANY STRUCTURE:

PUKA PANTY LLC.: Organized under the laws of the State of Hawaii on February 27, 2009, as a member-managed limited liability company, and the sole member is:

<u>NAME</u>	<u>TITLE</u>	<u>%</u>
REID, BRANDON N.	MEMBER	100%

See **Exhibit A** for biographical background information.

### AUTHORIZED AGENT:

Authorized Agent Is Matthew Chung, Attorneys at Law.

### FINGERPRINTS:

Brandon Reid will be scheduled for fingerprinting at a later date.

### FINANCIAL STATEMENT FOR PUKA PANTY LLC: AS OF DECEMBER 31, 2019:

Financial Statement of the applicant dated, December 31, 2019, was submitted to the Commission on January 15, 2020, and certified by the applicant to be substantially correct.

### COST AND FINANCING:

According to the applicant approximately \$150k was spent on construction, furniture, and equipment. Bank financing and personal investment.

### LICENSE IN EFFECT FOR MORE THAN ONE YEAR:

The dispenser general license has been in effect since August 26, 2009.

### DESCRIPTION OF THE PREMISES:

Location: The irregular shaped premises, is located at 32 & 34 North Hotel St., Honolulu

#### Details of premises:

- 4,136 sq. ft. (approximately)
- 2 Bar Area
- DJ Booth
- Kitchen / Prep Area
- Office
- Dry Storage
- Pool Table
- Arcade Games
- Separate Men's and Women's Restrooms W/in the Premises
- See **EXHIBIT B** for floor plan.

Parking: Street parking is available in the surrounding areas of Chinatown.

### CHURCH, SCHOOL, OR PUBLIC PLAYGROUND WITHIN 500 FEET:

RIVER OF LIFE MISSION – MISSION  
101 N. PAUAHI ST.  
HONOLULU, HI 96817, APPROX. 430'

HEAVENLY CHRISTIAN CHURCH  
79 N. BERETANIA ST.  
HONONLULU, HI 96817, APPROX. 500'

CHURCH, SCHOOL, OR PUBLIC PLAYGROUND WITHIN 500 FEET  
(continued):

DR. SUN YAT SEN MEMORIAL PARK  
1120 BETHEL STREET, APPROX. 480'

SMITH BERETANIA PARK  
33 N. BERETANIA STREET, APPROX. 285'

SAME CLASS OF LICENSE WITHIN 500 FEET: None

CURRENT NUMBER OF SAME CLASS ISSUED WITHIN THE CITY AND  
COUNTY OF HONOLULU:

As of March 3, 2021, there are 15 cabaret licenses issued within the City and County of Honolulu, of which 14 are of the cabaret general standard.

OTHER RELEVANT MATTERS THAT MAY AFFECT THE ISSUANCE OF  
THE LICENSE:

Kind of business: "With the change class, the plan is to continue operations as a day-time cafe serving locally grown, roasted coffee & loose leaf teas. Our kitchen serves sandwiches, topped toasts, tapas plates & meatballs along with baked items from our in-house kitchen. From 5p-10p the Licensee operates a special event space with cocktails being the primary service mode. Every weekend the Licensee has Hawaii-based DJs playing dance music from 10pm- 2am. The cabaret license change would continue this program till 4 am. This is only change. The Licensee would likely still open at 10:00 am as they do now for morning cafe service with coffee, tea, food & open space for meetings or solo work, if license change is approved."

Business Hours: 9:00 a.m. - 12:00 a.m. Mon - Thurs  
9:00 a.m. - 2:00 a.m. Fri - Sat  
Closed on Sundays

COVID Hours: 10:00a.m. - 10:00p.m. Mon - Sat.  
Closed on Sundays

There will be 30 - 50 employees; nine (9) managers.

Lease: Valid lease in effect to March 31, 2022. An option to extend the lease is offered April 1, 2022 through March 31, 2024. The landlord is Hotel Street Properties, LLC.

NOISE IMPACT EVALUATION:

Noise impact evaluation were completed on February 19, 2021.  
Refer to **exhibit D** for more details.

LIQUOR LICENSED INTERESTS OF APPLICANT:

Puka Panty LLC, dba The Manifest Bar / Royal Arcade Bar (E1472)  
32 & 34 N. Hotel Street., Honolulu.  
Brandon Reid, Sole Member

HISTORY OF VIOLATION:

See **Exhibit C** for more details.

PENDING VIOLATION(S):

**10/17/2015; 3-84-78.03(b); Entertainment which causes complaint from the public or reports from the Commission's investigator...; Notice of Violation(s) No. 24568 issued.**

**10/15/2015; 3-84-78.03(b); Entertainment which causes complaint from the public or reports from the Commission's investigator...; Notice of Violation(s) No. 24620 issued.**

HAWAII REVISED STATUTES SECTION 281-56(a) (9) STATEMENT:

As of March 3, 2021, there are no known potential adverse effects on the surrounding community specific to the premises. All potential adverse effects reported to staff before the Public Hearing will be forwarded to the Commission for its consideration.



ZONING CLEARANCE:

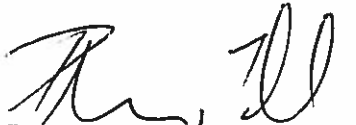
A valid zoning clearance must be received prior to the issuance of a liquor license.

NEIGHBORHOOD BOARD NOTIFICATION:


The applicant shall directly notify the chair of the neighborhood board in which the applicant's place of business is located, in writing and delivered by certified mail, return receipt requested. At a minimum, the notification shall include the date of public hearing. **The return receipt from the certified mailing shall be submitted to the Liquor Commission before a liquor license is issued.**

OPINION:

Statutory requirements have been met.

  
\_\_\_\_\_  
Thanh Phung  
Licensing Investigator

Reviewed by:

  
\_\_\_\_\_  
Daniel Sato,  
Supervising Investigator

15/3/2011  
dh

**PERSONAL HISTORY AND AFFIDAVIT**

Rule 3-83-53.1

NAME Reid, Brandon Nainoa SOCIAL SECURITY NO. \_\_\_\_\_  
Last, First Middle Maiden  
HOME ADDRESS \_\_\_\_\_ APT. NO. 3 TELEPHONE NOS.: \_\_\_\_\_  
HOME \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_ BUS. ( ) \_\_\_\_\_  
PLACE OF BIRTH \_\_\_\_\_ DATE OF BIRTH \_\_\_\_\_ AGE \_\_\_\_\_ MARITAL STATUS Married  
(City, State) (MM / DD / YYYY)  
NO. OF YEARS COMPLETED IN HIGH SCHOOL 4 YEAR COMPLETED 1999 NAME OF SCHOOL Kalani H.S.  
(Include City and State)  
NO. OF YEARS COMPLETED IN COLLEGE n/a YEAR COMPLETED n/a NAME OF COLLEGE n/a  
(Include City and State)  
OTHER EDUCATION n/a

CITIZENSHIP\* US Citizen DATE ARRIVED IN HAWAII (If applicable) n/a  
\*(If not a U.S. citizen, indicate type of Visa, or Resident Alien Card No., or Immigration Department No.)

**EMPLOYMENT RECORD (from the time school was completed to present):**

FROM MONTH/YEAR	TO MONTH/YEAR	POSITION	EMPLOYER	LOCATION
August 2009 - Present		Owner - Self employed	Chinatown, HI	
October 2006 - August 2009		Assistant Bar Manager	Bar 35 - Chinatown, HI	
October 2006 - November 2006		Bartender	The Row - Honolulu, HI	
June 2006 - October 2006		Bar Manager	Yanni's Greek Meditarian - Honolulu, HI	
March 2004 - June 2006		Bar Back	Murphy's Irish Bar & Grill - Chinatown, HI	
May 2003 - June 2006		Bar Back/Server/Bartender	Buca Di Beppo - Honolulu, HI	
August 2001 - September 2001		Busser	Ruth Chris Steak House - Honolulu, HI	
2000 - August 2001		Busser	Sunset Grill - Honolulu, HI	
2000 - May 2003		Line Cook	Subway - Honolulu, HI	
2000 - 2000		Sales Associate	Cutco Knives - Honolulu, HI	
1999 - 2001		Sale Associate	PacSun - Kahala, HI	
1999 - 2000		Sales Associate/Field Employee	Ala Wai Driving Range	
1997 - 1999		Counter Help/Line Cook	Taco Bell - Kapahulu, HI	

(If additional space is needed, please use reverse side)

NOTARY INITIAL: \_\_\_\_\_

List your experience in the liquor industry: I've worked in restaurants & bars, from large corporations to small  
In family-owned establishments since 1998. In 2009, I opened the Manifest (E1472) & continue to  
own & operate the establishment for 10 years. I have worked as a door host, busser, porter, server,  
bartender, bar-back, door host, nightclub floor-manager, bar manager & as an owner of a  
bar/nightclub for the past 20 years.

Will you devote time to manage the subject business? ☒ Yes ☐ No

If answer is "YES", will it be ☒ Full time, or ☐ Part-time?

I, Brandon Nainoa Reid, of \_\_\_\_\_

(Full Street Address, City, State, Zip)

being first duly sworn, deposes, and says, that the above information is true and correct and that I ☒ have ☐ have not) been  
convicted of any felony charge.

[Signature]  
Signature

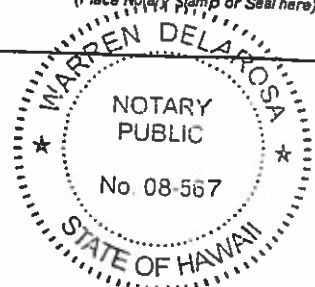
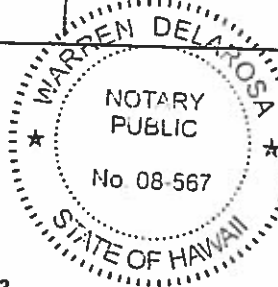


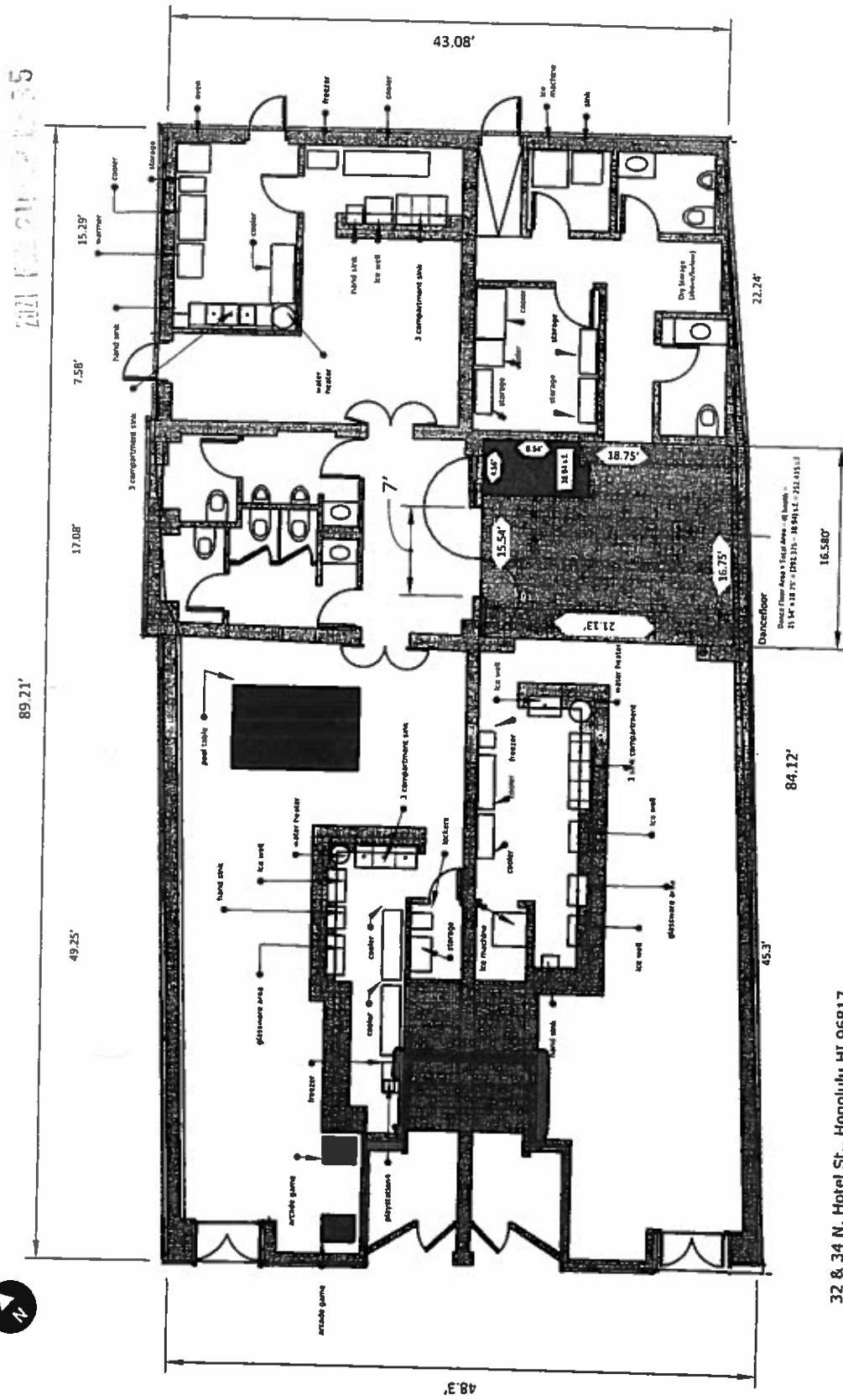
FOR NOTARY USE ONLY

STATE OF HAWAII  
City and County of Honolulu } SS.

On this DEC 31 2019 day of \_\_\_\_\_, in the year of \_\_\_\_\_, personally appeared BRANDON N REID  
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the aforementioned instrument the person, or the entity upon behalf of which the person(s) acted, executed the  
aforementioned instrument in free act and deed.

<p><u>[Signature]</u> Signature of applicant(s) before Notary</p> <p>Subscribed and sworn to before me this: <u>DEC 31 2019</u> _____ day of _____, 20____</p> <p><u>[Signature]</u> Signature of Notary</p> <p>Print Name: _____ Notary Public, State of Hawaii</p> <p>My commission expires on: <u>WARREN DELAROSA</u> <b>MY COMMISSION EXPIRES ON: 12-14-2020</b></p> <p>(Place Notary Stamp or Seal here)</p>	<p><b>DEC 31 2019</b> NOTARY CERTIFICATION</p> <p>Date of Doc: _____ # of Pages: <u>2</u></p> <p>Notary Name: <u>WARREN DELAROSA</u> Circuit</p> <p>Doc. Description: <u>PERSONAL FINANCIAL AFFAIRS</u></p> <p><u>[Signature]</u> Notary Signature</p> <p><b>DEC 31 2019</b> Date</p> <p>(Place Notary Stamp or Seal here)</p>
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32 & 34 N. Hotel St., Honolulu HI 96817  
 TMK #170030580000  
 Hotel Street Properties, LLC. - Land Owner  
 Puka Party LLC. dba the Manifest Bar / Royal Arcade Bar - Tenant  
 Liquor License E1472  
 Floor Plan for licensed premises as of July 08, 2020

## The Manifest/Royal Arcade Bar

Scale:  $1/4" = 1'$

# HISTORY OF VIOLATIONS

Violation Date: 08/26/2009 to: 03/16/2020

THE MANIFEST BAR/ROYAL ARCADE BAR  
32 & 34 N. HOTEL ST

LICENSE: E1472

<u>NOTICETYPE</u>	<u>NOTICE NUMBER</u>	<u>VIOLATION DATE</u>	<u>SECTION/RULE</u>	<u>CASE NUMBER</u>	<u>DISPOSITION</u>	<u>DUE DATE</u>	<u>AMOUNT FINED</u>
VIOLATION	24568	10/17/2015	3-84-78.03(b)	2015-0116			
VIOLATION	24620	10/15/2015	3-84-78.03(b)	2015-0112			
VIOLATION	23694	01/31/2015	3-84-78.03(b)	2015-0009	FINED	10/03/2015	200.00 *
WARNING	24263	10/15/2014	3-84-78.03(b)				*
VIOLATION	22316	01/03/2013	3-82-38.20(b)	2013-0023			*
VIOLATION	22317	01/03/2013	3-82-38.20(b)	2013-0023	FINED	11/13/2013	500.00 *
VIOLATION	01206	10/02/2012	3-81-17.54(c)	2012-0377	FINED	12/27/2012	250.00 *
DISCREPANCY	01250	10/01/2012	3-81-17.55(a)	2013-9988	FEES	10/01/2012	2,037.36 *
VIOLATION	22074	08/06/2011	281-38	2011-0243			*
VIOLATION	22094	08/05/2011	281-38	2011-0243	FINED	04/06/2012	500.00 *

Records printed: 10

EXHIBIT C

### NOISE IMPACT EVALUATION

PREMISES: THE MANIFEST BAR/ROYAL ARCADE BAR LIC. NO. \_\_\_\_\_

ADDRESS: 32 & 34 N. HOTEL ST., HONOLULU

DATE: 2/19/2021 W/IN 500 FT. W/IN 100 FT.

TOTAL NO. OF OWNERS/LESSEES OF RECORD \_\_\_\_\_

TOTAL NO. OF CONDOMINIUMS \_\_\_\_\_

TOTAL NO. OF COOPERATIVE APT. OWNERS \_\_\_\_\_

ZONING DESCRIPTION \_\_\_\_\_  
(Residential, Commercial, etc.)

#### STRUCTURAL DESCRIPTION OF LICENSED PREMISES:

WALLS: HOL. TILE \_\_\_\_\_ MASONRY X WOOD X GLASS X

GYPSUM \_\_\_\_\_ OTHER \_\_\_\_\_

APPROXIMATE PERCENTAGE OF WINDOW SPACE 10%

DOUBLE DOORS (inner & outer): YES \_\_\_\_\_ NO X

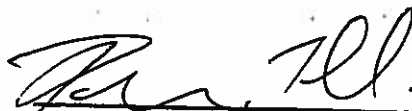
UNENCLOSED SECTION(S) OF PREMISES (lanai, courtyard, etc.):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AIR-CONDITIONED: YES X NO \_\_\_\_\_

#### POTENTIAL OF PREMISES TO ADEQUATELY CONTAIN NOISE:

POOR \_\_\_\_\_ FAIR X GOOD \_\_\_\_\_

REMARKS: NOISE WILL ESCAPE WHEN ENTRY/EXIT DOORS ARE IN USE.



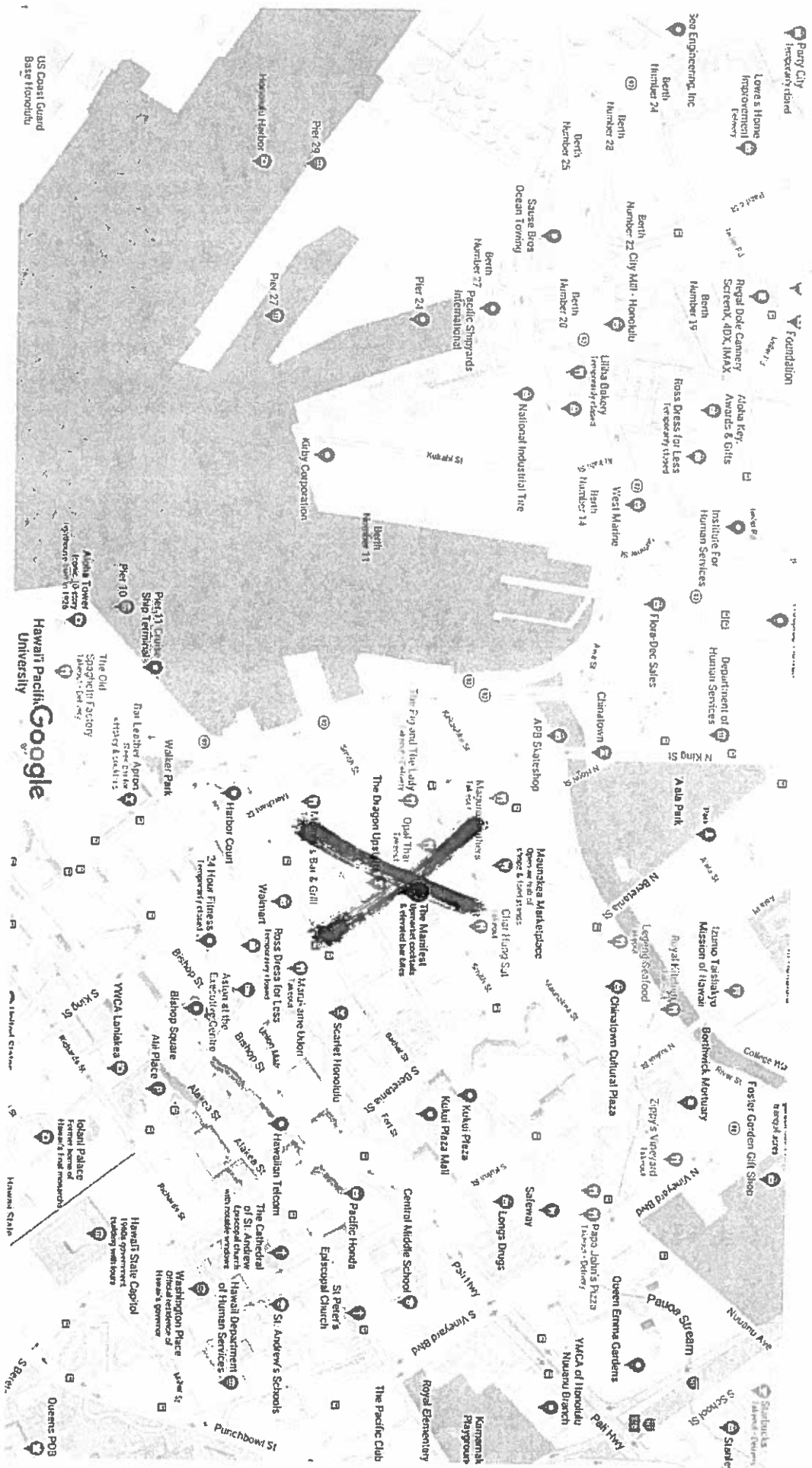
INVESTIGATOR III PHUONG, THANH

{NOTE: EVALUATION IS NOT BASED ON TECHNICAL QUALIFICATIONS OF THE INVESTIGATOR, AND NO CLAIM TO THE CONTRARY IS MADE OR IMPLIED.}

# Google Maps

## The Manifest

Puka Panty LLC dba The Manifest Bar/Royal Arcade Bar, 32 & 34 N. Hotel St.



Map data ©2020 Google 200 ft

## LICENSING INVESTIGATIVE REPORT

DATE: March 3, 2021

SUBJECT: New Liquor License Application No. 20-21630 from Daroma LLC dba Aji Limo, Restaurant General (Category 1: Standard) license at located at 66-214 Kamehameha Hwy, Haleiwa, HI 96712

### NOTIFICATION OF AUTHORIZED AGENT:

In form LIQ-LIC-106, Notification of Authorized Agent, dated March 12, 2020, and received by the commission April 28, 2020, Daroma LLC LLC authorizes James DiPasquale to represent them in all liquor related matters.

### COMPANY STRUCTURE:

Daroma LLC: was organized under the laws of the State of Hawaii on March 1, 2019, as a member-managed limited liability company.

The Members are:

		<u>Percent</u>
Delgado, Daniel	Member	50%
Scarcelli, Etelvina	Member	50%
	Total	100%

For further details of the principals, see **Exhibit A** for biographical information. CJIS Computer System checks are negative for felony convictions.

### FINGERPRINTS:

Daniel Delgado and Etelvina Scarcelli will make an appointment with "Fieldprint Fingerprinting Services" for fingerprinting on a later date.

### FINANCIAL STATEMENT OF DAROMA LLC AS OF JANUARY 31, 2020:

Applicant submitted a Financial Statement dated January 31, 2020, and received by the Commission June 26, 2020 and certified by the applicant to be substantially correct.



**COST AND FINANCING:**

The applicant stated that the business required minimum financing to begin operations, estimated at \$70,000, which was self-financed.

**ASSIGNMENT OF TRADE NAME:**

The applicant has filed a State of Hawaii Department of Commerce and Consumer Affairs Assignment of Trade Name. The name "Aji Limo" is registered to the applicant on February 12, 2020.

**DESCRIPTION OF THE PROPOSED LICENSED PREMISES:**

**Location:** The proposed premises is located at 66-214 Kamehameha Hwy, Haleiwa.

- Approximately 1,100 total square footage
- Dining Area – Approximately 610 square footage (42x3/ 19x20 feet)
- Kitchen – Approximately 490 square footage (28x11+15 feet)
- Restroom located outside the premises (Authorized to utilize) approximately 20 feet away
- No Music or Dancing

See **Exhibit B** for floor plan.

**Parking:** Parking stalls available in the surrounding parking lots and street parking.

**CHURCH, SCHOOL, OR PUBLIC PLAYGROUND WITHIN 500 FEET:**

None

**SAME CLASS OF LICENSE WITHIN 500 FEET:**

Ono Creative Restaurant Group, LLC  
dba Banzai Sushi Bar (R1208)  
66-246 Kamehameha Hwy., Haleiwa  
Approximately 315ft from the proposed premises

**CURRENT NUMBER OF SAME CLASS ISSUED WITHIN THE CITY AND COUNTY OF HONOLULU:**

As of March 3, 2021, there is 543 Restaurant licenses issued within the City and County of Honolulu, of which 504 are of the General Kind.

OTHER MATTERS PERTAINING TO THE APPLICATION WHICH MAY AFFECT ISSUANCE OF THE LICENSE:

Kind of business:

- Restaurant – Seafood, International, Fusion, Hawaiian
- Estimated 6 employees / 2 registered Manager
- Hours of Operation: 10:00am to 10:00pm – Daily
- No Dancing
- No Live entertainment

Lease: Douglas F. Wong and Pearl W. Yee Trust 2013 (Landlord) and Daroma LLC (Tenant) from March 15, 2019 to July 31, 2024. One option to extend for an additional five (5) year term.

Landlord Consent: According to the Landlord Authorization For Sale and Service of Liquor” form LIQ-LIC-142, Douglas F. Wong and Pearl W. Yee Trust 2013 (Landlord), dated March 11, 2019 and received by the Commission April 28, 2020, allows for the selling and consumption of liquor on the premises.

Business Plan: The applicant has submitted a business plan in connection to this application.

See **Exhibit C** for business plan.

OTHER LIQUOR LICENSED INTERESTS:

None

HISTORY OF VIOLATION FOR OTHER LIQUOR LICENSED INTEREST DURING THE PERIOD OWNER OR OPERATED BY THE PRINCIPALS:

None

ZONING CLEARANCE:

An approved Department of Planning and Permitting zoning clearance dated February 4, 2020 has been received.

HAWAII REVISED STATUTES SECTION 281-56(a) (9) STATEMENT:

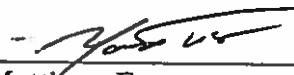
As of March 3, 2021, there are no known potential adverse effects on the surrounding community specific to the premises. All potential adverse effects reported to staff before the Public Hearing will be forwarded to the Commission for its consideration.

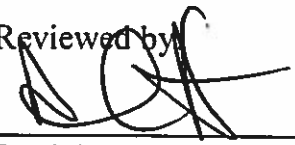
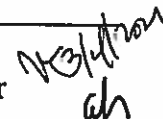
NEIGHBORHOOD BOARD NOTIFICATION:

The applicant shall directly notify the chair of the neighborhood board in which the applicant's place of business is located, in writing and delivered by certified mail, return receipt requested. The return receipt from the certified mailing shall be submitted to the Liquor Commission before a liquor license is issued.

OPINION:

In my opinion, the applicant has complied with the minimum requirements of filing this application.

  
Matthew Foster  
Licensing Investigator

Reviewed by   
Daniel Sato  
Supervising Investigator 



List your experience in the liquor industry: Extensive experience in the hospitality industry as manager and owner of two restaurants both of which had full liquor licenses. I am TIPS trained and was in charge of training staff in my prior positions on the risks of alcohol and proper alcohol service.

Will you devote time to manage the subject business? ☒ Yes ☐ No

If answer is "YES", will it be ☒ Full time, or ☐ Part-time?

I, \_\_\_\_\_, of \_\_\_\_\_

(Full Street Address, City, State, Zip)

being first duly sworn, deposes, and says, that the above information is true and correct and that I ☐ have ☒ have not been convicted of any felony charge.

Signature



FOR NOTARY USE ONLY

STATE OF HAWAII  
City and County of Honolulu

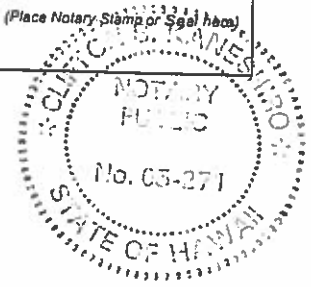
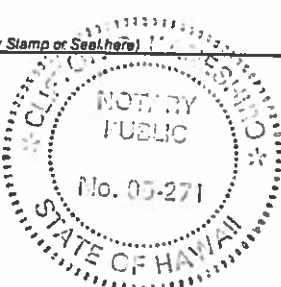
SS.

On this 23<sup>rd</sup> day of June, in the year of 2020, personally appeared ETOVINA H. SCARCELLI who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the aforementioned instrument the person, or the entity upon behalf of which the person(s) acted, executed the aforementioned instrument in the fact and deed.

Signature of applicant(s) before Notary  
Subscribed and sworn to before me this: JUN 23 2020  
day of JUNE, 2020  
Signature of Notary  
Clifton S. Kaneshiro  
Print Name: \_\_\_\_\_  
Notary Public, State of Hawaii  
My Commission Expires: May 8, 2021  
My commission expires \_\_\_\_\_

NOTARY CERTIFICATION  
Date of Doc: JUN 23 2020 # of Pages: 2  
Notary Name: Clifton S. Kaneshiro First Circuit  
Doc. Description: Personal History and Affidavit  
Signature of Notary  
Date: 6/23/2020

(Place Notary Stamp or Seal here)





List your experience in the liquor industry: Owner/operator of a restaurant in Lima Peru for 15 years and owner/operator of a food truck in Haleiwa, HI for approximately 4 years.

Will you devote time to manage the subject business? ☒ Yes ☐ No

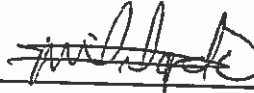
If answer is "YES", will it be ☒ Full time, or ☐ Part-time?

I, Daniel Delgado

, of \_\_\_\_\_

(Full Street Address, City, State, Zip)

being first duly sworn, deposes, and says, that the above information is true and correct and that I ☐ have ☒ have not been convicted of any felony charge.

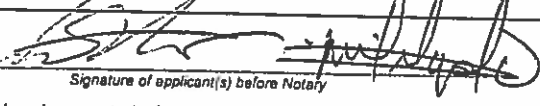


FOR NOTARY USE ONLY

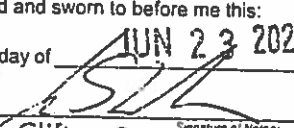
STATE OF HAWAII  
City and County of Honolulu

} SS.

On this 23<sup>rd</sup> day of June, in the year of 2020, personally appeared Daniel Delgado who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the aforementioned instrument the person, or the entity upon behalf of which the person(s) acted, executed the aforementioned instrument in free act and deed.

Signature of applicant(s) before Notary 

Subscribed and sworn to before me this: JUN 23 2020 day of JUN 23 2020, 2020

Signature of Notary 

Print Name: Clifton S. Kaneshiro

Notary Public, State of Hawaii

My commission expires: May 8, 2021

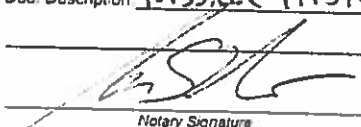
(Place Notary Stamp or Seal here)

NOTARY CERTIFICATION

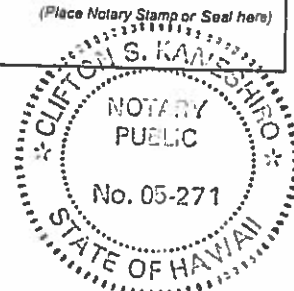
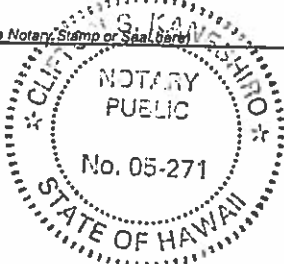
Date of Doc: JUN 23 2020 # of Pages: 2

Notary Name: Clifton S. Kaneshiro First Circuit

Doc. Description: Personal History and Affidavit

Signature  Date: 6/23/2020

(Place Notary Stamp or Seal here)







November 4, 2020

Honolulu Liquor Commission  
City and County of Honolulu  
711 Kapiolani Blvd. Suite 600  
Honolulu, Hawaii 96813

**RE: DAROMA LLC– Business Plan, Minimum of 30% Gross Revenue Sale of foods Requirement.**

Premises: 66-214 Kamehameha Hwy, Haleiwa, Hawaii 96712  
Applicant: Daroma LLC

Dear Sir/Madam:

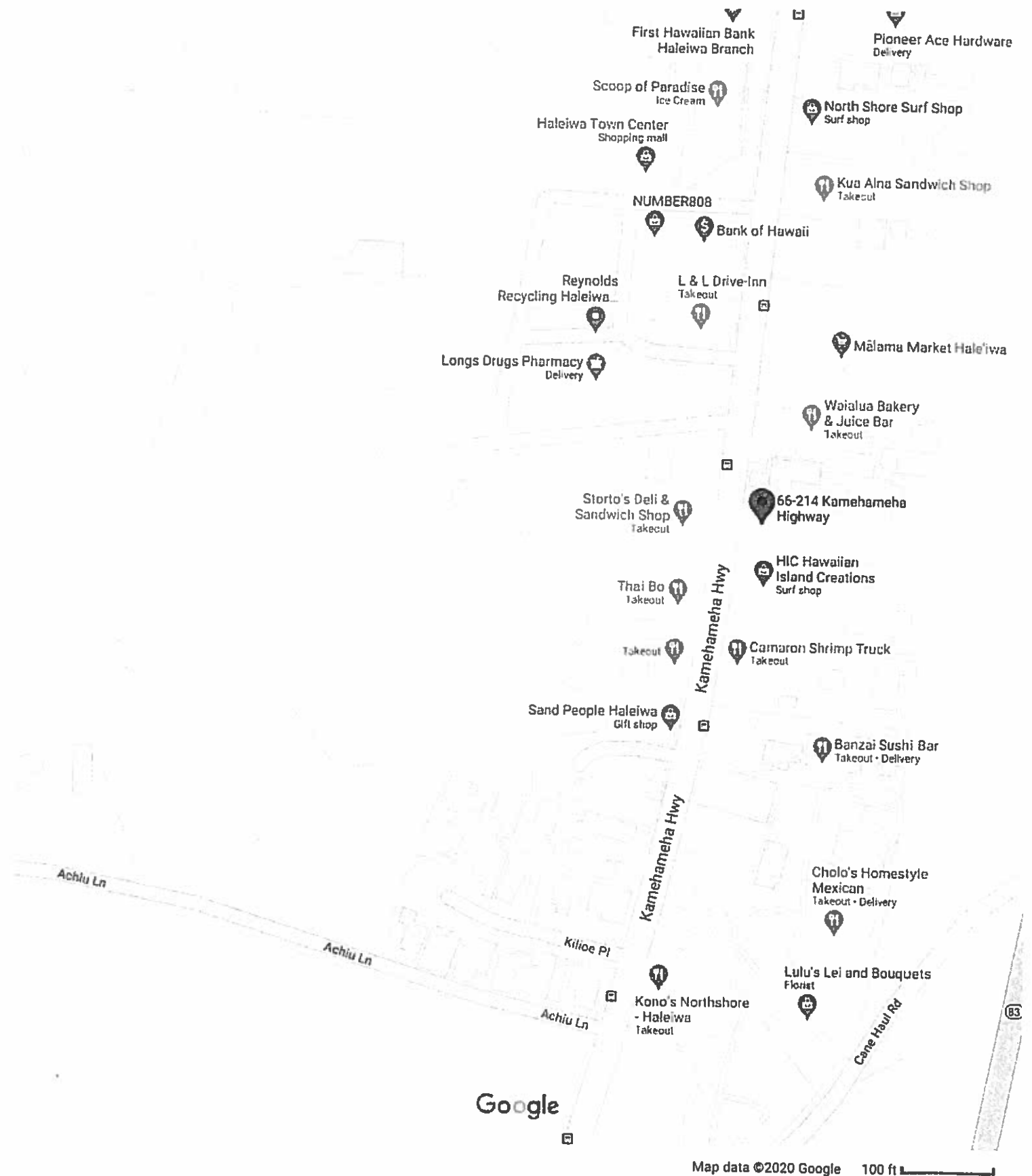
Our location at the 66-214 Kamehameha Hwy, Haleiwa, Hawaii 96712 will be 988 SQ. FT. of inside operating space. We will have between approximately 5 tables, 14 seats and 8 counter seats for patrons. We anticipate a rolling turnover everyday. We anticipate an average spending of \$20 per person during lunch and lunch and \$35 per person during dinners.

We expect that the minimum requirement of 30% gross revenue sale of foods requirement can be met. The majority of items to be sold will be food and non-alcohol beverage related.

Very truly yours,

Etelvina Scarcelli

## Google Maps 66-214 Kamehameha Hwy



## LICENSING INVESTIGATIVE REPORT

DATE: March 3, 2021

SUBJECT: New Application No. 20-21805 from Japan Airlines Co. Ltd,  
dba "Japan Airlines" And "JAL", for a Dispenser General Category-3  
(Music & Dancing) license, at Honolulu International Airport, Bldg.  
342 Lobby 305, Honolulu

---

### BACKGROUND:

Japan Airlines Co., Ltd., dba JAL, is a publicly traded company listed on the Tokyo Stock Exchange.

The Primary Decision Makers (PDM) regarding the liquor sales and service are Dale Hatakeyama, Shiho Higgins, and Sayaka Komori.

### CORPORATE STRUCTURE:

JAPAN AIRLINES CO., LTD.: Was incorporated in Japan on October 1, 1953, registered to conduct business in the State of Hawaii, on June 23, 2011, as a foreign profit corporation. The corporation is authorized to issue 275M shares (common stock) of which 181,352,000 shares are currently outstanding and issued. Its shareholder(s), officers, and directors are:

<u>Name:</u>	<u>Title:</u>	<u>Shares:</u>	<u>Percentage:</u>
DALE HATAKEYAMA	PDM		
SHIHO HIGGINS	PDM		
SAYAKA KOMORI	PDM		

According to the applicant, there are no shareholders with 25% or more shares.

See **Exhibit A1 through A3** for biographical background information of the primary decision makers, Dale Hatakeyama, Shiho Higgins, and Sayaka

Komori. CJIS checks were conducted on October 1, 2020, and the results were negative for a felony convictions.

AUTHORIZED AGENT:

Authorized Agent is Thomas Berger, of Watanabe Ing LLC, a limited liability law partnership.

FINGERPRINTS:

Fingerprint results have not been received.

FINANCIAL STATEMENT FOR JAPAN AIRLINES CO., LTD: AS OF JUNE 30, 2019:

Financial Statement of the applicant dated, November 7, 2019, was submitted to the Commission on June 5, 2019, and certified by the applicant to be substantially correct.

COST AND FINANCING:

According to the applicant approximately \$1M was spent on construction, furniture, and equipment. Self-funded.

DESCRIPTION OF THE PREMISES:

Location: The irregular shaped licensed premises (approx. 7,000 Sq. Ft.) will be within Honolulu International Airport, bldg. No. 342, Space No. 305

Details of premises:

- 95' x 86' Overall
- 3 Lounge areas
- Dining area
- Pantry

- 4 Beverage areas; soda machines
- Restrooms Common Area (off-premises)
- See **Exhibit B** for floor plans.

Parking: Airport parking

CHURCH, SCHOOL, OR PUBLIC PLAYGROUND WITHIN 500 FEET:

None.

SAME CLASS OF LICENSE WITHIN 500 FEET:

Lanai Resorts, LLC dba Four Seasons Resort Lanai Guess Lounge (E1586)  
300Rodgers Blvd., Bldg. 344, SP. 265A, Honolulu, Approx. 190'

HIS Honolulu Joint Venture Company dba Gate 14 PGA Tour Grill  
(E1069) 300 Rodgers Blvd., Honolulu, Approx. 300'

Delta Air Lines, Inc. dba Delta Sky Club (E1545)  
300 Rodgers Blvd., Bldg 341, #227, Honolulu, Approx. 440'

CURRENT NUMBER OF SAME CLASS / KIND ISSUED WITHIN THE CITY AND COUNTY OF HONOLULU:

As of March 3, 2021, there are 220 dispenser licenses issued within the City and County of Honolulu, of which 215 are dispenser general.

OTHER RELEVANT MATTERS THAT MAY AFFECT THE ISSUANCE OF THE LICENSE:

Kind of business: The applicant proposes to share a lounge by international travelers who are waiting for their flights, along with American Airlines. Entrance to the lounge is limited to travelers that produce a boarding pass for Japan Airlines, as well as select American Airlines passengers.

**The applicant will not have exclusive use of the lounge.** The applicant will share the lounge depending on flight schedules of American Airlines. American Airlines will not be charging money for any of the beer/wine/liquor.

**Employees:** The applicant's employees will only be present during the Japan Airlines flights. The applicant will have 1-2 employees; 1-2 registered managers

**Business Hours According to Applicant:** "Hours of operation. At the current time, due to the Covid -19 pandemic, **the applicant is operating an average of two flights per month**, open at 0730 and close at 1130 and is not serving any food and alcohol. When flights resume regularly the lounge will be open from 6:00 am to no later than 1:00 am the next day, and only when flights are scheduled."

**Lease:** Valid lease is in effect from January 1, 2019, on a month-to-month basis, and the landlord is State of Hawaii Department of Transportation Airport Division.

**STATE OF HAWAII DEPARTMENT OF TRANSPORTATION AIRPORT  
DIVISION REVOCABLE PERMIT NO. 8700:**

According to this agreement, made December 13, 2018, by and between the State of Hawaii, acting by and through the Department of Transportation, grants permission to Japan Airlines Co. LTD (applicant), to use and occupy the premises at the Honolulu International Airport, Bldg. 342, Lobby 305, containing an area of approximately 6,986 square feet.

In a separate agreement "Space and Facilities Use Permit", Japan Airlines authorizes American Airlines to conduct business and /or occupy space at Honolulu International Airport, under Japan Airlines control, effective November 16, 2011. **American Airlines agrees to pay Japan Airlines for the use of the space. This is a sublease between the two parties.**

See Exhibit C for more details.

### REQUEST FOR WAIVER:

1. Applicant requests waiver of the definition of “employee” (Rule 3-80-1.1) and “conduct of employees” prohibition (Rule 3-84-78.01) to allow customers at the lounge to self-serve beer/wine/liquor from its original container to oneself;
2. Applicant requests waiver of the definition of “bartender” (Rule 3-80-1.1) to allow patrons at the lounge to self-serve liquor from its original container to make his or her own mixed drink;
3. Excluding customers who make their own drinks from the “employee record” and “registration of employee” requirements for a dispenser license stated in Rule 3-82-38.4 and 3-82-38.5; and,
4. Waiver of rule requiring “price list to be posted” (3-82-38.11) insofar as all beer/wine/liquor for customers will be free.

### ISSUE WITH WAIVER REQUEST:

**§3-84-78.51 (b)(1) - Practices to promote excessive consumption of liquor; prohibited.** (b) No licensee of any premises licensed to sell liquor for consumption on the premises shall: (1) Sell, advertise or offer to sell “all the liquor you can drink” for a fixed price. **Applicant is not intending to charge customers for drinks.**

### MANAGEMENT AGREEMENT:

According to the management agreement made on October 15, 2019, by and between Japan Airlines Co., Ltd (“JAL”, Applicant) and American Airlines, Inc., a Delaware Corporation (“AA”).

JAL desires to obtain a liquor license for the lounge to provide complementary drinks to its customers.

Whereas, pursuant to the Space and Facility Use Permit between the parties, dated November 25, 2011, the parties have agreed to share the Lounge;  
Whereas, the parties propose to allow AA to manage and operate the liquor license in accordance with the Rules of the Liquor Commission of the City

and County of Honolulu and the intoxicating liquor laws of the State of Hawaii, Chapter 281 of the Revised Statutes.

The parties agree to the following:

1. Retention of Manager. For the period of time that AA occupies the Lounge, JAL retains AA as the manager of the Lounge.
2. Term. The term shall be for the period of that the Space and Facilities Use Permit remains in effect.
3. Complimentary Drinks. AA agrees to provide drinks only, and shall not charge its customers for individual servings of the liquor inventory
4. Payment of Liquor Inventory; Reporting. JAL shall be exclusively responsible for the purchase of liquor inventory at the Lounge, and the reporting of gross liquor sales to the Honolulu Liquor Commission.
5. Manager registered and presence. AA agrees to have a person who is duly registered as a manager of assistant manager with the Honolulu Liquor Commission at the Lounge during any period of time AA is occupying the Lounge for use by its customers.
6. Incorporation of terms stated in the Space and Facilities Use Permit. This agreement shall incorporate any and all terms and provisions stated in the Space and Facilities Use Permit, including the provisions that govern consideration, insurance and indemnification, default, and notice between the parties.
7. Compliance with Laws and Regulations that govern intoxicating liquor. AA agrees to fully and faithfully comply with the Rules of the Liquor Commission of the City and County of Honolulu and the intoxication liquor laws of the State of Hawaii, Chapter 281 of the Hawaii Revised Statutes. AA agrees to immediately notify JAL, in writing, of any and all violations, investigations of proceedings instituted by the Honolulu Commission related to the operation of the lounge.



8. Counterparts. This agreement may be executed in any number of counterparts, each of which shall be deemed an original and which shall together constitutes one and the same document, binding all parties, notwithstanding that all of the parties are not signatories to the original of the same counterpart. For all purposes, duplicates, unexecuted, and unacknowledged pages of the counterparts may be discarded and the remaining pages assembled as one document. Facsimile of electronic signatures shall be binding and effective for all purposes and shall be treated the same as original signatures.

#### **ISSUES WITH MANAGEMENT AGREEMENT:**

1. According to the applicant's Authorized Agent, Thomas Berger, American Airlines, will not be compensated for managing the licensed premises. Based on Berger's representation, **should this license be approved, American Airlines will be selling the applicant's liquor without a liquor license to its customers pursuant to HRS §281-3 Illegal Sale of Liquor.**
2. According to the applicant's Authorized Agent, Thomas Berger, the applicant will not be responsible for American Airlines' employees, **the applicant will be responsible only for their own employees.** Each party will be responsible for the hiring, termination, and compensation of their own employees.
3. According to the applicant's Authorized Agent, Thomas Berger, the applicant will order all liquor and determine what should be ordered and will pay for the liquor.
4. According to the applicant's Authorized Agent, Thomas Berger, American Airlines, the proposed service plan is for all adults who are 21 years of age or older with access to the lounge to have complementary alcoholic drinks. To gain access to the lounge, the person must be traveling in Business class or be a member in the Japan Airlines diamond, premier, sapphire, of global club. A companion of a person on one of these club, or a person with a lounge coupon purchase with JAL miles may also gain access to the lounge. For American Airlines access the lounge is available to members in the Admiral club, qualifying first and business class customers, qualifying AAdavanatage executive

platinum customers, as well as Oneworld Emerald and Sapphire members.

**\*\*It appears that JAL and AA, each will be serving their own customers who have access to the licensed premises.\*\***

5. According to documents submitted by Authorized Agent Berger, the Space and Facilities Use Permit, American Airlines agrees to pay the applicant \$19,140.00 per month, plus any and all airport/port authority fees or charges and any sales or use taxes.

**"Licensee" includes also all agents, servants, and employees of the holder of a license...**

"Sell" or "to sell" includes to solicit and receive an order for; **to have or keep or offer or expose for sale**; to deliver for value or in any other way than purely gratuitously; to peddle; to keep with intent to sell; **to traffic in**; and the word "sale" includes every act of selling as herein defined.

**"Seller" includes the agents and employees of a seller**; provided that any person shall be deemed to be a seller, who in the State, whether acting as agent or representative of a nonresident principal or otherwise, solicits the placing of or takes, receives, or forwards orders for liquor to be shipped into the State from any place without the State to be delivered to customers, by direct shipment or otherwise.

**There is no such thing as having two separate applicants on one license application.**

If any licensee without prior approval transfers to any other person **the licensee's business for which the licensee's license was issued**, either openly or under any undisclosed arrangement, whereby any person, other than the licensee, comes into **exclusive possession or control of the business** or takes in any partner or associate who would be unfit or improper to hold a license pursuant to section 281-45, the commission may in its discretion suspend or cancel the license.

**§281-3 Illegal manufacture, importation, or sale of liquor. It shall be unlawful for any person not having a valid license to manufacture or sell any liquor except as otherwise provided in this chapter;...**

- A license shall constitute authority for the licensee to sell only the liquor thereby authorized to be sold by the licensee...
6. *According to Japan Airlines, entrance to the lounge is limited to travelers that produce a "boarding pass" for Japan Airlines. It appears that based on the proposed business operations of the applicant, the proposed dispenser license appears to be operating like a club license by only allowing members "travelers with a boarding pass for Japan Airlines" to enter.*

Pursuant to rules of the liquor Commission §3-82-31.2. Conduct of Business. (a) Licensees are prohibited from conducting any business except as authorized by the Commission.

(b) Any licensee failing to operate its business in compliance with its authorized class... or ceasing to provide an activity permitted by its class ...may be reclassified....by the Commission after notice and hearing in conformance with Chapter 91, Hawaii Revised Statutes.

Also pursuant to HRS 281-31 (g) Class 6. Club license. A club license shall be general only but shall exclude alcohol and shall authorize the licensee to sell liquor to members of the club and to guests of the club enjoying the privileges of membership for consumption only on the premises kept and operated by the club;

Under a dispenser license, the premises would be open to the general public and pursuant to rules of the liquor Commission §3-82-38.15. Unlawful Discrimination. (a) No licensee, whose premises are open for business to the general public, shall refuse, withhold from, or deny to any person, the full and equal enjoyment of any of the licensee's accommodations, advantages, facilities, goods, privileges, or services on the basis of that person's race, color, disability, religion, sex, sexual orientation or ancestry.

(b) For purposes of this rule, any licensee that caters, sells, serves, extends, offers, or otherwise makes available to the general public its accommodations, advantages, facilities, goods, privileges, or services, for a fee or charge shall be deemed to be open for business to the general public.

**(c) This rule shall not apply to clubs that are not open to the general public, except to the extent that the accommodations, advantages, facilities, goods, privileges, or services of the club are made available to the general public.**

**§3-82-41.4. Management or Operating Agreements.** “Prior to any management or operating agreement taking effect, **an existing licensee** shall notify the Commission, in writing, about such agreement...”  
**Applicant, JAL, is not an existing licensee.**

**HAWAII REVISED STATUTES SECTION 281-56(a) (9) STATEMENT:**

As of February 25, 2021, there are may be potential adverse effects on the surrounding community specific to the premises. All potential adverse effects reported to staff before the Public Hearing will be forwarded to the Commission for its consideration.

**NEIGHBORHOOD BOARD NOTIFICATION:**

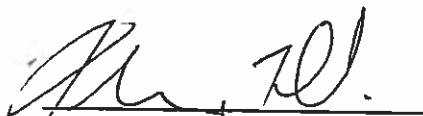
The applicant shall directly notify the chair of the neighborhood board in which the applicant’s place of business is located, in writing and delivered by certified mail, return receipt requested. At a minimum, the notification shall include the date of public hearing. **The return receipt from the certified mailing shall be submitted to the Liquor Commission before a liquor license is issued.**

**ZONING CLEARANCE:**

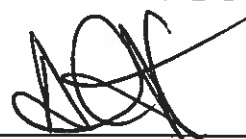
The applicant has submitted a valid Zoning Clearance issued by the City and County of Honolulu Department of Planning and Permitting dated January 28, 2020. Use is permitted.

OPINION:

In my opinion, the applicant has not met statutory requirements, due to issues stated in the body of this report.

  
Thanh Phung,  
Licensing Investigator

REVIEWED BY:

  
Daniel Sato,  
Supervising Investigator *MS/3/2021*  
*ah*

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LIQUOR COMMISSION  
C&C OF HONOLULU

PERSONAL HISTORY AND AFFIDAVIT

Rule 3-83-53.1

2020 JUN -5 A 9:47

NAME Hatakeyama, Dale Mayumi Sugimoto SOCIAL SECURITY NO. \_\_\_\_\_  
Last, First Middle Maiden  
HOME ADDRESS \_\_\_\_\_ APT. NO. \_\_\_\_\_ TELEPHONE NOS.: \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_ HOME \_\_\_\_\_  
PLACE OF BIRTH \_\_\_\_\_ DATE OF BIRTH \_\_\_\_\_ AGE \_\_\_\_\_ MARITAL STATUS \_\_\_\_\_  
(City, State) (MM / DD / YYYY)  
NO. OF YEARS COMPLETED IN HIGH SCHOOL 4 YEAR COMPLETED 1983 NAME OF SCHOOL Moanalua High School Honolulu, Hawaii 96818  
(Include City and State)  
NO. OF YEARS COMPLETED IN COLLEGE 5 YEAR COMPLETED 1988 NAME OF COLLEGE University of Hawaii Honolulu, Hawaii 96822  
(Include City and State)  
OTHER EDUCATION \_\_\_\_\_

CITIZENSHIP\* U.S. DATE ARRIVED IN HAWAII (if applicable) N/A  
\*(If not a U.S. citizen, indicate type of Visa, or Resident Alien Card No., or Immigration Department No.)

EMPLOYMENT RECORD (from the time school was completed to present):

FROM MONTH/YEAR	TO MONTH/YEAR	POSITION	EMPLOYER	LOCATION
June/1983	June/1983	clerk typist	Founders Title & Escrow	900 Fort Street Mall Honolulu, HI
August/1986	August/1986	passenger service agent	Japan Airlines	300 Rodgers Blvd. Honolulu, HI
December/1986	January/1987	passenger service agent	Japan Airlines	300 Rodgers Blvd. Honolulu, HI
August 1987	August 1987	passenger service agent	Japan Airlines	300 Rodgers Blvd. Honolulu, HI
December 1987	January 1988	passenger service agent	Japan Airlines	300 Rodgers Blvd. Honolulu, HI
August 1988	August 1998	passenger service agent	Japan Airlines	300 Rodgers Blvd. Honolulu, HI
September 1998	March 2008	passenger service rep to Manager	JAL Hawaii Inc.	300 Rodgers Blvd. Honolulu, HI
April 2008	current	Manager to Director	Japan Airlines	300 Rodgers Blvd. Honolulu, HI

(If additional space is needed, please use reverse side)

NOTARY INITIAL: 

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If answer is "YES", will it be ☒ Full time, or ☐ Part-time?

I, Dale Mayumi Hatakeyama, of \_\_\_\_\_

(Full Street Address, City, State, Zip)

being first duly sworn, deposes, and says, that the above information is true and correct and that I ( ☐ have / ☒ have not ) been convicted of any felony charge.

Wale Bataky \_\_\_\_\_

**Signature**



**FOR NOTARY USE ONLY**

STATE OF HAWAII  
City and County of Honolulu

} SS

On this 30th day of August, in the year of 2019, personally appeared Dale Mayumi Hatakeyama who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the aforementioned instrument the person, or the entity upon behalf of which the person(s) acted, executed the aforementioned instrument in free act and deed.

## All Databases

Signature of applicant(s) before Notary

Subscribed and sworn to before me this:

30<sup>th</sup> day of August, 20 19

Signature of Notary -  
Notary

Print Name: **Marlou G. Mortimer**

Notary Public, State of Hawaii

My commission expires 09-13-2019

**NOTARY CERTIFICATION**

Date of Doc: 8/30/2019

# of Pages: 2

Notary Name: **Marilyn G. Mortimer**

Circuit

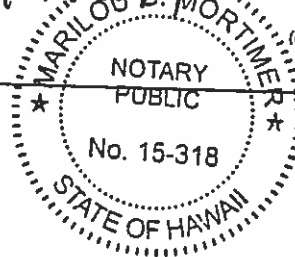
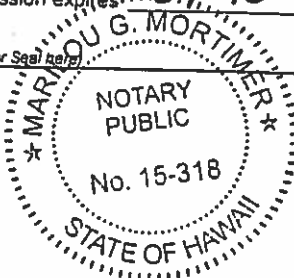
Doc. Description: Personal History and  
Autobiography

Affidavit

Monica G. Hoffman  
Notary Signature

8/30/2019  
Date

\_\_\_\_\_. (Place Notary Stamp or Seal here)



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C&C OF HONOLULU

**PERSONAL HISTORY AND AFFIDAVIT**

Rule 3-83-53.1

2020 JUN -5 A 9:47

NAME Higgins Shiho Maeda SOCIAL SECURITY NO. \_\_\_\_\_  
Last, First Middle Maiden  
HOME ADDRESS \_\_\_\_\_ APT. NO. \_\_\_\_\_ TELEPHONE NOS.: \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_ HOME \_\_\_\_\_  
BUS. 808 831-4151  
PLACE OF BIRTH \_\_\_\_\_ DATE OF BIRTH \_\_\_\_\_ AGE \_\_\_\_\_ MARITAL STATUS \_\_\_\_\_  
(City, State) (MM / DD / YYYY)  
NO. OF YEARS COMPLETED IN HIGH SCHOOL 3 YEAR COMPLETED 1984 NAME OF SCHOOL Oin Joshi Gakuen High school  
(include City and State)  
NO. OF YEARS COMPLETED IN COLLEGE 2 YEAR COMPLETED 1986 NAME OF COLLEGE Tokyo Women's University  
(include City and State)  
OTHER EDUCATION None  
CITIZENSHIP\* Japan/Resident DATE ARRIVED IN HAWAII (if applicable) N/A  
\*(If not a U.S. citizen, indicate type of Visa, or Resident Alien Card No., or Immigration Department No.)

**EMPLOYMENT RECORD (from the time school was completed to present):**

FROM MONTH/YEAR	TO MONTH/YEAR	POSITION	EMPLOYER	LOCATION
APR/1986	OCT/1991	Office work	Mitsubishi Corporation	Marunouchi, Tokyo, Japan
APR/1993	DEC/1995	Teacher	Geos English school	Nagasaki, Japan
MAR/1998	JUN/2002	Receptionist (on call)	Kyushu	Virginia Beach, Virginia
OCT/2002	MAR/2018	Airport operation	Jal Hawaii inc.	Honolulu, Hawaii
Mar/2018	Current	Manager Airport operation	Japan Airlines	Honolulu, Hawaii

(If additional space is needed, please use reverse side)



List your experience in the liquor industry: \_\_\_\_\_

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2020 JUN -5 A 9:47

Will you devote time to manage the subject business? ☒ Yes ☐ No

If answer is "YES", will it be ☒ Full time, or ☐ Part-time?

I, Shiho Higgins, of \_\_\_\_\_

(Full Street Address, City, State, Zip)

being first duly sworn, deposes, and says, that the above information is true and correct and that I ☐ have ☒ have not) been convicted of any felony charge.

Shiho Higgins  
Signature

F  
F  
P  
A



FOR NOTARY USE ONLY

STATE OF HAWAII  
City and County of Honolulu } SS.

On this 6th day of SEPT, in the year of 2019, personally appeared SHIHO HIGGINS who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the aforementioned instrument the person, or the entity upon behalf of which the person(s) acted, executed the aforementioned instrument in free act and deed.

Shiho Higgins  
Signature of applicant(s) before Notary

Subscribed and sworn to before me this:

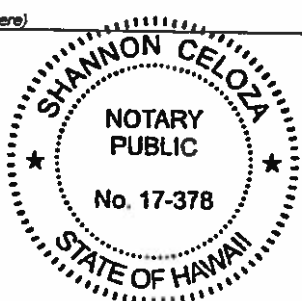
6th day of Sept, 2019

Shannon Celozza  
Signature of Notary

Print Name: Shannon Celozza  
Notary Public, State of Hawaii

My commission expires 10/08/2021

(Place Notary Stamp or Seal here)



NOTARY CERTIFICATION

Date of Doc: undated # of Pages: 2

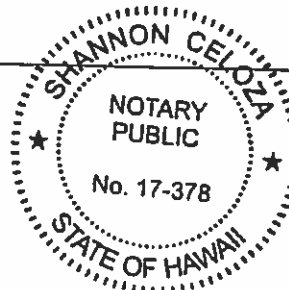
Notary Name: Shannon Celozza 1st Circuit

Doc. Description: LIQUOR COMMISSION CITY & COUNTY OF HONOLULU

Shannon Celozza  
Notary Signature

SEP 06 2019  
Date

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**Rule 3-83-53.1**

CITIZENSHIP\* JAPAN / Resident DATE ARRIVED IN HAWAII (if applicable) N/A  
 \*(If not a U.S. citizen, indicate type of Visa, or Resident Alien Card No., or Immigration Department No.)

<u>FROM MONTH/YEAR</u>	<u>TO MONTH/YEAR</u>	<u>POSITION</u>	<u>EMPLOYER</u>	<u>LOCATION</u>
JUN, 2008	MAR, 2016	Passenger Service	JAL Hawaii, Inc.	300 Rodgers Blvd. #21 Honolulu, Hawaii
MAR, 2016	Present	Airport Operation Service	Japan Airlines	300 Rodgers Blvd. #21 Honolulu, Hawaii

NOTARY INITIAL: \_\_\_\_\_

EXHIBIT A3

List your experience in the liquor industry: \_\_\_\_\_

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2020 JUN -5 A 9:47

Will you devote time to manage the subject business? ☒ Yes ☐ No

If answer is "YES", will it be ☒ Full time, or ☐ Part-time?

I, Sayaka Sezai Komori, of \_\_\_\_\_  
(Full Street Address, City, State, Zip)

being first duly sworn, deposes, and says, that the above information is true and correct and that I ☐ have ☒ have not) been convicted of any felony charge.

Sayaka S Komori  
Signature



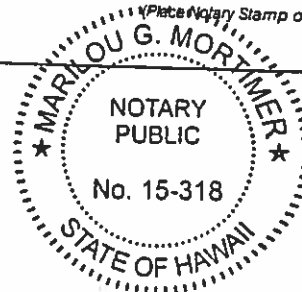
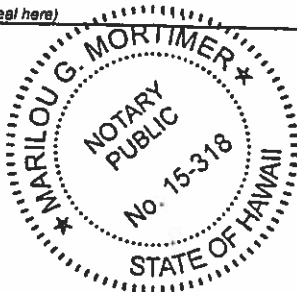
FOR NOTARY USE ONLY

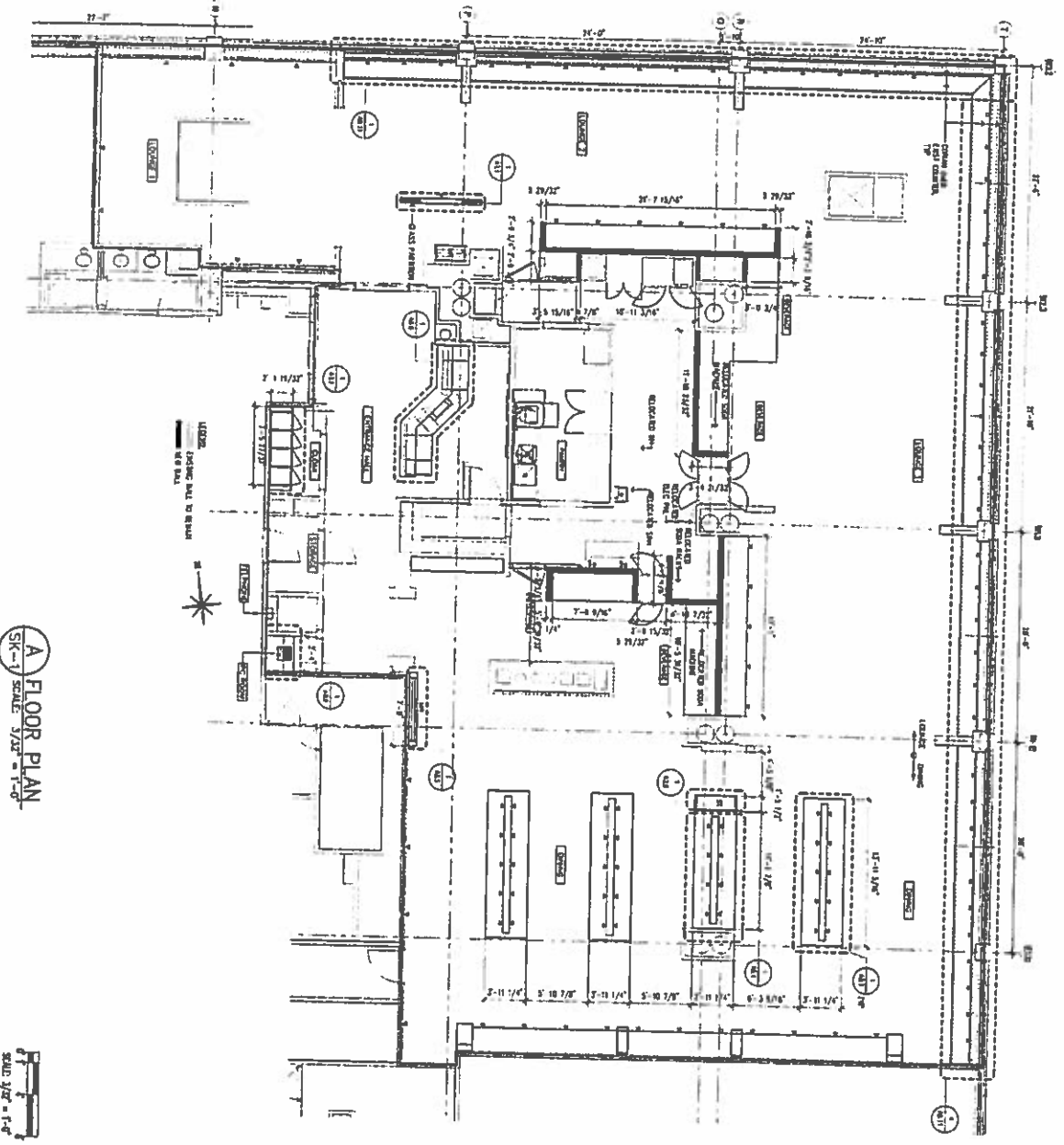
STATE OF HAWAII  
City and County of Honolulu } SS.

On this 3<sup>rd</sup> day of Sept., in the year of 2019, personally appeared Sayaka Sezai Komori who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the aforementioned instrument the person, or the entity upon behalf of which the person(s) acted, executed the aforementioned instrument in free act and deed.

<p><u>Sayaka S Komori</u> Signature of applicant(s) before Notary</p> <p>Subscribed and sworn to before me this: <u>3<sup>rd</sup></u> day of <u>September</u>, 20<u>19</u></p> <p><u>Marilou G. Mortimer</u> Signature of Notary</p> <p>Print Name: <u>Marilou G. Mortimer</u> Notary Public, State of Hawaii</p> <p>My commission expires <u>09-13-2019</u></p>	<p>NOTARY CERTIFICATION</p> <p>Date of Doc: <u>9/3/2019</u> # of Pages: <u>2</u></p> <p>Notary Name: <u>Marilou G. Mortimer</u> <u>1st</u> Circuit</p> <p>Doc. Description: <u>Personal History and Affidavit</u></p> <p><u>Marilou G. Mortimer</u> <u>9/3/2019</u> Notary Signature Date</p>
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(Place Notary Stamp or Seal here)





A FLOOR PLAN  
SK-1 SCALE 3/32" = 1'-0"

SCALE 3/32" = 1'-0"

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2020 JUN -5 A 9:47

SAKURA LOUNGE  
300 RODGERS BOULEVARD  
BLDG NO. 342 THIRD LEVEL  
HONOLULU, HAWAII 96819

Sheet No. 1 of 1  
SK-1  
Scales

2020 NOV 10 P 2:07

**SPACE AND FACILITIES USE PERMIT**

Japan Airlines ("JAL"), by its execution hereof, hereby authorizes the following person or entity, hereinafter referred to as "Permittee", to conduct business and/or occupy space at Honolulu International Airport, for the purpose or purposes and on the terms and conditions hereinafter stated.

A. Permittee. The name, address and telephone number of the Permittee hereunder are as follows:

Name: American Airlines

Address: 300 Rodgers Blvd., #36  
Honolulu International Airport  
Honolulu, HI 96819

B. Business to be Conducted. Passenger Lounge use by Permittee.

C. Space/Facilities to be Occupied and Use. Permittee is authorized to use the following space and facilities at Honolulu International Airport, hereinafter referred to as the "Airport."

1.) JAL Sakura Lounge

Usage of the above facility is conditioned upon the following:

- a. Days and hours of use shall be mutually agreed to, in writing, by and between the respective Station Managers for JAL and Permittee;
- b. Permittee is to provide its own materials (newspapers, magazines as appropriate) and staffing for the operation of the lounge.
- c. Removable signage identifying the Permittee will be allowed to be displayed with prior approval from JAL;
- d. Should any damage or loss of property occur during its use, Permittee shall report such damage or loss immediately to JAL.
- e. Permittee hereby agrees to operate within JAL's standard operating procedure for use of the lounge.
- f. Permittee shall peaceably have and enjoy use of the facility during its assigned time period. JAL may grant another carrier access and use of its lounge facility during the time Permittee is assigned to the facility, but only with the mutual agreement between Permittee and JAL.

Notwithstanding the above, JAL reserves the right to decline the Permittee access to the space and facilities in the event of unforeseen circumstances occurring to JAL's own flight operations at the Airport.

2020 NOV 10 P 2:07

D. Term. This Permit shall be effective from 16 November 2011, and shall continue in force until terminated by either party upon giving notice in accordance with the terms and provisions herein.

E. Consideration. In consideration for the rights granted hereunder by JAL, Permittee hereby agrees to pay to JAL, without demand, a pro-rated share of the total costs for operating the lounge. During the period of 16 November 2011 to 31 March 2012, the Permittee will pay USD19,140 per month, plus any and all airport/port authority fees or charges and any all sales or use taxes. Both parties agree to review the rate on a periodic basis with a term not to exceed six (6) months.

Remittance shall be made monthly based on JAL issued invoices with settlement occurring through the IATA Clearing House.

F. Insurance and Indemnification. Permittee shall obtain comprehensive general liability with an insurance carrier and in amounts of USD2,000,000.00 (two million). Such insurance shall name JAL as additional insured. Permittee agrees to repair or replace, at JAL's sole discretion, an item(s) or content(s) that are broken and/or damaged by use by Permittee. In the event of any claims falling within a deductible, or self-insured by the Permittee, the Permittee shall waive their right to subrogation in favor of JAL and cause its insurers(s) to waive any subrogation rights, which such insurer(s) may have against JAL. Permittee agrees to fully indemnify, save and hold harmless JAL from and against all claims and actions, and all expenses and fees incidental to the investigation or defense thereof, arising out of Permittee's acts or omissions, or the acts or omissions of its directors, officers, employees, agents or assigns in connection with this Agreement. JAL agrees to fully indemnify, save and hold harmless Permittee from and against all claims and actions, and all expenses and fees incidental to investigation and defense thereof, arising out of JAL's acts or omissions, or the acts or omissions of its directors, officers, employees, agents or assigns in connection with this Permit. NEITHER PARTY, HOWEVER SHALL BE LIABLE TO THE OTHER FOR LOSS OF USE, DIMINUTION OF VALUE, CONSEQUENTIAL, SPECIAL, OR INCIDENTAL DAMAGES, ARISING OUT OF THIS AGREEMENT, UNLESS CAUSED BY THE GROSS NEGLIGENCE OR THE WILLFUL MISCONDUCT OF EACH PARTY. Permittee further warrants to comply with all applicable federal, state and local laws, statutes and directives, including those procedure, rules and common practices enforced by JAL. JAL agrees to cause the insurer(s) of its property insurance to waive subrogation rights, which such insurer(s) may have against Permittee.

G. Assignment. This permit shall not be assignable by Permittee.

H. Default. JAL may terminate this Permit in the event of nonpayment by Permittee of any installment of fees, rent, or of any taxes, utility charges, or any other payments herein required, in accordance with the provisions of this Permit. Additionally, Permittee shall comply with all requirements that are imposed on JAL by any governmental authority which relate to space occupied by Permittee. Any violation of or noncompliance with the terms and provisions of this Permit shall constitute a default in which case JAL shall have the right to terminate this Permit.

2020 NOV 10 P 2:07

I. Approval and Authority. This Permit is subject to and conditioned by the acknowledgment of the Honolulu International Airport as well as the continuing authority for JAL to operate at the Airport.

J. Governing Law. This Permit shall be construed in accordance with the laws of the state in which this Permit applies.

K. Relationship of Parties. The relationship between JAL and Permittee shall be that of permitor and permittee. Neither party shall be considered that of partner, joint venturer, agent, fiduciary, bailee, or trustee of the other, nor neither party shall be responsible for the acts or omissions of the other.

L. Remedies Cumulative: Waiver. The rights and remedies with respect to any of the terms and conditions of this Permit shall be cumulative and not exclusive and shall be in addition to all other rights and remedies. The waiver by either party of any covenant or condition of this Permit shall not preclude such party from demanding performance thereafter in accordance with the terms hereof.

Notwithstanding any other provision of this Permit, either party may terminate this Permit without cause by giving thirty (30) days written notice to the other party.

M. Notices. Any notice given by one party to the other in connection with this Permit shall be in writing and shall be sent by either of the following (1) hand delivery, (2) electronic transmission, and or (3) certified or registered mail, return receipt requested:

If to JAL, addressed to:

Japan Airlines Co., Ltd.  
300 Rodgers Blvd., #21  
Honolulu International Airport  
Honolulu, HI 96819-1830  
San Francisco, CA 94128

Attn. Mr. Kenichi Ando  
Staff Vice President & Station Manager

If to Permittee, addressed to:

American Airlines  
4333 Amon Carter Blvd.  
MD 5307  
Fort Worth, Texas 76155

Attn. Ms. Nancy J. Knipp  
President and Managing Director  
Admirals Club and Premium Services

Notice shall be deemed to have been given on the date of receipt if delivered by hand or by overnight courier, or on the date of receipt as shown on the return receipt if delivered by U.S. Mail.

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LIQUOR COMMISSION  
C&C OF HONOLULU

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N. Integration. This Permit constitutes the entire Permit between the parties and, as of its effective date, supersedes all prior independent agreement between the parties to the use of the Space and Facilities as described above at the Airport. Any change or modification hereof must be in writing signed by both parties.

O. Successors Bound. Except as otherwise provided herein, this Permit shall be binding and shall inure to the benefit of the heirs, legal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Permit as of the day and year first written above.

Signed the 25 day of NOVEMBER, 2011

at Honolulu, HI

for and on behalf of

JAPAN AIRLINES  
CO., LTD.

By Ken Ando  
Kenichi Ando

Its Staff V.P. & Station Manager

Signed the      day of

at Fort Worth, TX

for and on behalf of

AMERICAN AIRLINES

by Nancy Krupp  
Nancy Krupp  
its President & Managing Director

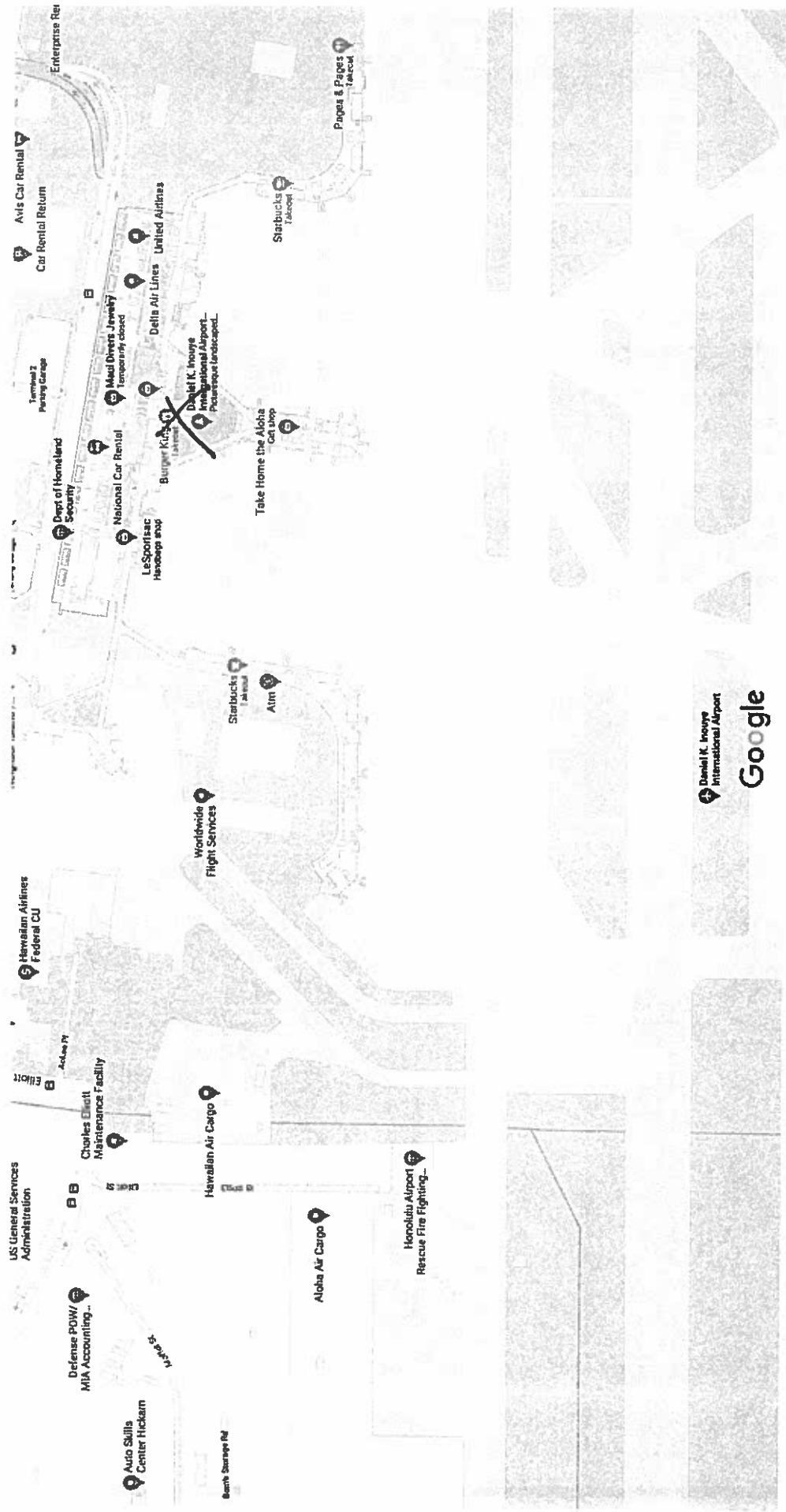
witnessed by

by Beth Hotchkiss  
BETH HOTCHKISS

its MANAGER, BUSINESS DEVELOPMENT

HNLLGE26OCT11/AA





Rating ▼ Hours ▼ More filters

**Daniel K. Inouye International Airport**  
3.4 ★★★★★ (2,977)  
Airport · 300 Rodgers Blvd  
Large hub for flights to and from Ha...  
[Website](#) [Directions](#)

## LICENSING INVESTIGATIVE REPORT

DATE: February 25, 2021

SUBJECT: New Application No. 20-21806 from Japan Airlines Co. Ltd, dba "Japan Airlines" And "JAL", Dispenser General Category-3 (Music & Dancing) license, at Honolulu International Airport, 304 Rodgers Blvd., Bldg. No. 360 Space No. 301 & 302, Honolulu

### BACKGROUND:

Japan Airlines Co., Ltd., dba JAL, is a publicly traded company listed on the Tokyo Stock Exchange.

The Primary Decision Makers (PDM) regarding the liquor sales and service are Dale Hatakeyama, Shiho Higgins, and Sayaka Komori.

### CORPORATE STRUCTURE:

JAPAN AIRLINES CO., LTD.: Was incorporated in Japan on October 1, 1953, registered to conduct business in the State of Hawaii, on June 23, 2011, as a foreign profit corporation. The corporation is authorized to issue 275M shares (common stock) of which 181,352,000 shares are currently outstanding and issued. Its shareholder(s), officers, and directors are:

<u>Name:</u>	<u>Title:</u>	<u>Shares:</u>	<u>Percentage:</u>
DALE HATAKEYAMA	PDM		
SHIHO HIGGINS	PDM		
SAYAKA KOMORI	PDM		

According to the applicant, there are no shareholders with 25% or more shares.

See **Exhibit A1 through A3** for biographical background information of the primary decision makers, Dale Hatakeyama, Shiho Higgins, and Sayaka

Komori. CJIS checks were conducted on October 1, 2020, and the results were negative for a felony convictions.

AUTHORIZED AGENT:

Authorized Agent is Thomas Berger, of Watanabe Ing LLC, a limited liability law partnership.

FINGERPRINTS:

Fingerprint results have not been received.

FINANCIAL STATEMENT FOR JAPAN AIRLINES CO., LTD: AS OF JUNE 30, 2019:

Financial Statement of the applicant dated, November 7, 2019, was submitted to the Commission on June 5, 2019, and certified by the applicant to be substantially correct.

COST AND FINANCING:

According to the applicant approximately \$1M was spent on construction, furniture, and equipment. Self-funded.

DESCRIPTION OF THE PREMISES:

Location: The irregular shaped licensed premises (approx. 3,250 Sq. Ft.) will be within Daniel K. Inouye International Airport, bldg. No. 360, Space No. 301 & 302

Details of premises:

- 85' x 55' Overall
- Reception Area
- Office

- 3 Lounge areas
- Dining area
- Kitchen
- Beverage Service Table
- Balcony (Employee Access Only)
- Separate Women's and Men's Restrooms W/in the proposed premises
- See **Exhibit B** for floor plans.

Parking: Airport parking

CHURCH, SCHOOL, OR PUBLIC PLAYGROUND WITHIN 500 FEET:

None.

SAME CLASS OF LICENSE WITHIN 500 FEET:

None.

CURRENT NUMBER OF SAME CLASS / KIND ISSUED WITHIN THE CITY AND COUNTY OF HONOLULU:

As of February 19, 2021, there are 218 dispenser licenses issued within the City and County of Honolulu, of which 213 are dispenser general.

OTHER RELEVANT MATTERS THAT MAY AFFECT THE ISSUANCE OF THE LICENSE:

Kind of business: The applicant proposes to operate as a lounge by international travelers who are waiting for their flights. Entrance to the lounge is limited to travelers that produce a boarding pass for Japan Airlines. The actual use of the lounge will vary depending on flight schedules. The company will not be charging money for any of the beer/wine/liquor.

Employees: There will be 1-2 employees; 1-2 registered managers

Business Hours According to Applicant: **"Hours of operation.** At the current time, due to the Covid -19 pandemic, JAL is operating an average of two flights per month, open at 0730 and close at 1130 and is not serving any food and alcohol. When flights resume regularly the lounge will be open from 6:00 am to no later than 1:00 am the next day, and only when flights are scheduled."

Lease: Valid lease is in effect from January 20, 2018, on a month-to-month basis, and the landlord is State of Hawaii Department of Transportation Airport Division.

ISSUES:

*According to Japan Airlines, entrance to the lounge is limited to travelers that produce a "boarding pass" for Japan Airlines. It appears that based on the proposed business operations of the applicant, the proposed dispenser license appears to be operating like a club license by only allowing members "travelers with a boarding pass for Japan Airlines" to enter.*

Pursuant to rules of the liquor Commission §3-82-31.2. Conduct of Business. **(a) Licensees are prohibited from conducting any business except as authorized by the Commission.**

**(b) Any licensee failing to operate its business in compliance with its authorized class... or ceasing to provide an activity permitted by its class ...may be reclassified....by the Commission after notice and hearing in conformance with Chapter 91, Hawaii Revised Statutes.**

Also pursuant to HRS 281-31 (g) Class 6. Club license. A club license shall be general only but shall exclude alcohol and **shall authorize the licensee to sell liquor to members of the club and to guests of the club enjoying the privileges of membership** for consumption only on the premises kept and operated by the club;

Under a dispenser license, the premises would be open to the general public and pursuant to rules of the liquor Commission §3-82-38.15. Unlawful Discrimination. **(a) No licensee, whose premises are open for business to the general public, shall refuse, withhold from, or deny to any person, the full and equal enjoyment of any of the licensee's accommodations,**

**advantages, facilities, goods, privileges, or services on the basis of that person's race, color, disability, religion, sex, sexual orientation or ancestry.**

(b) For purposes of this rule, any licensee that caters, sells, serves, extends, offers, or otherwise makes available to the general public its accommodations, advantages, facilities, goods, privileges, or services, for a fee or charge shall be deemed to be open for business to the general public.

**(c) This rule shall not apply to clubs that are not open to the general public, except to the extent that the accommodations, advantages, facilities, goods, privileges, or services of the club are made available to the general public.**

**REQUEST FOR WAIVER:**

1. Applicant requests waiver of the definition of "employee" (Rule 3-80-1.1) and "conduct of employees" prohibition (Rule 3-84-78.01) to allow customers at the lounge to self-serve beer/wine/liquor from its original container to oneself;
2. Applicant requests waiver of the definition of "bartender" (Rule 3-80-1.1) to allow patrons at the lounge to self-serve liquor from its original container to make his or her own mixed drink;
3. Excluding customers who make their own drinks from the "employee record" and "registration of employee" requirements for a dispenser license stated in Rule 3-82-38.4 and 3-82-38.5; and,
4. Waiver of rule requiring "price list to be posted" (3-82-38.11) insofar as all beer/wine/liquor for customers will be free.

**\*\*ISSUE:**

**\*\*§3-84-78.51 (b)(1) - Practices to promote excessive consumption of liquor; prohibited.** (b) No licensee of any premises licensed to sell liquor for consumption on the premises shall: (1) Sell, advertise or offer to sell "all the liquor you can drink" for a fixed price. **Applicant is not intending to charge customers for drinks.**

HAWAII REVISED STATUTES SECTION 281-56(a) (9) STATEMENT:

As of February 25, 2021, there are may be potential adverse effects on the surrounding community specific to the premises. All potential adverse effects reported to staff before the Public Hearing will be forwarded to the Commission for its consideration.

NEIGHBORHOOD BOARD NOTIFICATION:

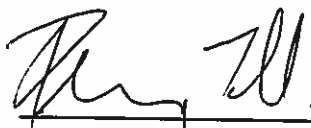
The applicant shall directly notify the chair of the neighborhood board in which the applicant's place of business is located, in writing and delivered by certified mail, return receipt requested. At a minimum, the notification shall include the date of public hearing. **The return receipt from the certified mailing shall be submitted to the Liquor Commission before a liquor license is issued.**

ZONING CLEARANCE:


The applicant has submitted a valid Zoning Clearance issued by the City and County of Honolulu Department of Planning and Permitting dated January 28, 2020. Use is permitted.

OPINION:

In my opinion, the applicant has met statutory requirements.

  
\_\_\_\_\_  
Thanh Phung,  
Licensing Investigator

REVIEWED BY:

  
\_\_\_\_\_  
Daniel Sato,  
Supervising Investigator

*2/2/21*  
*dh*

**PERSONAL HISTORY AND AFFIDAVIT**  
Rule 3-83-53.1

2020 JUN -5 A 9:47

NAME Hatakeyama, Dale Mayumi Sugimoto SOCIAL SECURITY NO. \_\_\_\_\_  
Last, First Middle Maiden  
HOME ADDRESS \_\_\_\_\_ APT. NO. \_\_\_\_\_ TELEPHONE NOS.: \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_ HOME \_\_\_\_\_  
PLACE OF BIRTH \_\_\_\_\_ DATE OF BIRTH \_\_\_\_\_ AGE 54 MARITAL STATUS married  
(City, State) (MM/DD/YYYY)  
NO. OF YEARS COMPLETED IN HIGH SCHOOL 4 YEAR COMPLETED 1983 NAME OF SCHOOL Moanalua High School Honolulu, Hawaii 96818  
(include City and State)  
NO. OF YEARS COMPLETED IN COLLEGE 5 YEAR COMPLETED 1988 NAME OF COLLEGE University of Hawaii Honolulu, Hawaii 96822  
(include City and State)  
OTHER EDUCATION \_\_\_\_\_

CITIZENSHIP\* U.S. DATE ARRIVED IN HAWAII (if applicable) N/A  
\*(If not a U.S. citizen, indicate type of Visa, or Resident Alien Card No., or Immigration Department No.)

**EMPLOYMENT RECORD (from the time school was completed to present):**

FROM MONTH/YEAR	TO MONTH/YEAR	POSITION	EMPLOYER	LOCATION
June/1983	June/1983	clerk typist	Founders Title & Escrow	900 Fort Street Mall Honolulu, HI
August/1986	August/1986	passenger service agent	Japan Airlines	300 Rodgers Blvd. Honolulu, HI
December/1986	January/1987	passenger service agent	Japan Airlines	300 Rodgers Blvd. Honolulu, HI
August 1987	August 1987	passenger service agent	Japan Airlines	300 Rodgers Blvd. Honolulu, HI
December 1987	January 1988	passenger service agent	Japan Airlines	300 Rodgers Blvd. Honolulu, HI
August 1988	August 1988	passenger service agent	Japan Airlines	300 Rodgers Blvd. Honolulu, HI
September 1988	March 2008	passenger service rep to Manager	JAL Hawaii Inc.	300 Rodgers Blvd. Honolulu, HI
April 2008	current	Manager to Director	Japan Airlines	300 Rodgers Blvd. Honolulu, HI

(If additional space is needed, please use reverse side)



List your experience in the liquor industry: None

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Will you devote time to manage the subject business? ☒ Yes ☐ No

If answer is "YES", will it be ☒ Full time, or ☐ Part-time?

I, Dale Mayumi Hatakeyama, of \_\_\_\_\_

(Full Street Address, City, State, Zip)

being first duly sworn, deposes, and says, that the above information is true and correct and that I ☐ have ☒ have not) been convicted of any felony charge.

Dale Hatakeyama  
Signature

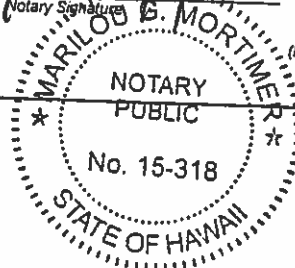
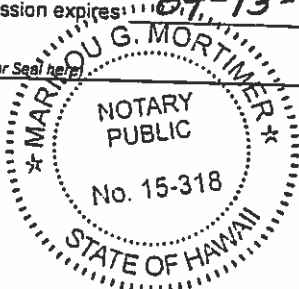


FOR NOTARY USE ONLY

STATE OF HAWAII  
City and County of Honolulu } SS.

On this 30th day of August in the year of 2019, personally appeared Dale Mayumi Hatakeyama who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the aforementioned instrument the person, or the entity upon behalf of which the person(s) acted, executed the aforementioned instrument in free act and deed.

<p><u>Dale Hatakeyama</u> Signature of applicant(s) before Notary</p> <p>Subscribed and sworn to before me this: <u>30th</u> day of <u>August</u>, 20<u>19</u></p> <p><u>Marilou G. Mortimer</u> Signature of Notary</p> <p>Print Name: <u>Marilou G. Mortimer</u> Notary Public, State of Hawaii</p> <p>My commission expires: <u>09-13-2019</u></p> <p>(Place Notary Stamp or Seal here)</p>	<p>NOTARY CERTIFICATION</p> <p>Date of Doc: <u>8/30/2019</u> # of Pages <u>2</u></p> <p>Notary Name: <u>Marilou G. Mortimer</u> <u>1st</u> Circuit</p> <p>Doc. Description: <u>Personal History and Affidavit</u></p> <p><u>Marilou G. Mortimer</u> <u>8/30/2019</u> Notary Signature Date</p> <p>(Place Notary Stamp or Seal here)</p>
--	---



49 RECEIVED  
LIQUOR COMMISSION  
C&C OF HONOLULU

2020 JUN -5 A 9:47

**Rule 3-83-53.1**

**EMPLOYMENT RECORD (from the time school was completed to present):**

(If additional space is needed, please use reverse side)

NOTARY INITIAL: 

List your experience in the liquor industry: \_\_\_\_\_

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LIQUOR COMMISSION  
C&C OF HONOLULU

2020 JUN -5 A 9:47

Will you devote time to manage the subject business? ☒ Yes ☐ No

If answer is "YES", will it be ☒ Full time, or ☐ Part-time?

I, Shiho Higgins, of \_\_\_\_\_

(Full Street Address, City, State, Zip)

being first duly sworn, deposes, and says, that the above information is true and correct and that I ☐ have ☒ have not) been convicted of any felony charge.

Shiho Higgins  
Signature



FOR NOTARY USE ONLY

STATE OF HAWAII  
City and County of Honolulu

} ss.

On this 6th day of SEPT, in the year of 2019, personally appeared SHIHO HIGGINS who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the aforementioned instrument the person, or the entity upon behalf of which the person(s) acted, executed the aforementioned instrument in free act and deed.

Shiho Higgins  
Signature of applicant(s) before Notary

Subscribed and sworn to before me this:

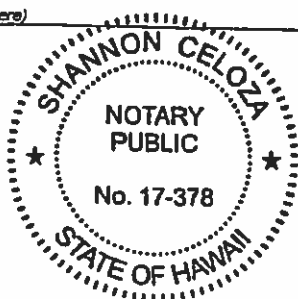
6th day of Sept, 20 19

Shannon Celozza  
Signature of Notary

Print Name: Shannon Celozza  
Notary Public, State of Hawaii

My commission expires 10/08/2021

(Place Notary Stamp or Seal here)



NOTARY CERTIFICATION

Date of Doc: undated # of Pages: 2

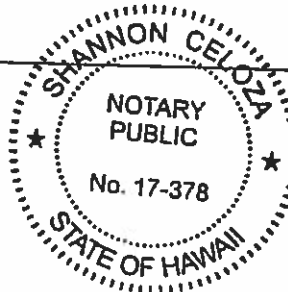
Notary Name: Shannon Celozza 1st Circuit

Doc. Description: LIQUOR COMMISSION CITY & COUNTY OF HONOLULU

Shannon Celozza  
Notary Signature

SEP 6 6 2019  
Date

(Place Notary Stamp or Seal here)



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LIQUOR COMMISSION  
C&C OF HONOLULU

2020 JUN -5 A 9:47

**Rule 3-83-53.1**

CITIZENSHIP\* JAPAN / Resident DATE ARRIVED IN HAWAII (if applicable) N/A  
 \*(If not a U.S. citizen, indicate type of Visa, or Resident Alien Card No., or Immigration Department No.)

<u>FROM MONTH/YEAR</u>	<u>TO MONTH/YEAR</u>	<u>POSITION</u>	<u>EMPLOYER</u>	<u>LOCATION</u>
JUN, 2008	MAR, 2016	Passenger Service	JAL Hawaii, Inc.	300 Rodgers Blvd. #21 Honolulu, Hawaii
MAR, 2016	Present	Airport Operation Service	Japan Airlines	300 Rodgers Blvd. #21 Honolulu, Hawaii

NOTARY INITIAL \_\_\_\_\_

EXHIBIT A3

List your experience in the liquor industry: \_\_\_\_\_

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C&C OF HONOLULU

2020 JUN -5 A 9:47

Will you devote time to manage the subject business? ☒ Yes ☐ No

If answer is "YES", will it be ☒ Full time, or ☐ Part-time?

I, Sayaka Sezai Komori, of \_\_\_\_\_

(Full Street Address, City, State, Zip)

being first duly sworn, deposes, and says, that the above information is true and correct and that I ☐ have ☒ have not) been convicted of any felony charge.

Sayaka S Komori

Signature



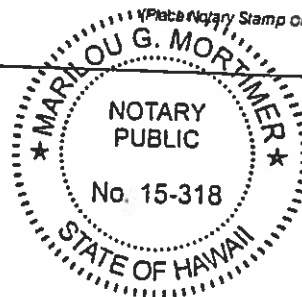
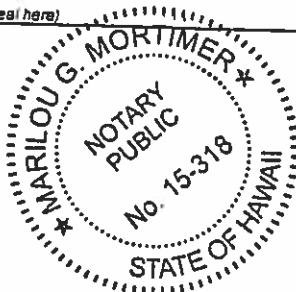
FOR NOTARY USE ONLY

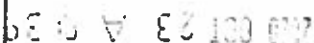
STATE OF HAWAII  
City and County of Honolulu

} SS.

On this 3<sup>rd</sup> day of Sept, in the year of 2019, personally appeared Sayaka Sezai Komori who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the aforementioned instrument the person, or the entity upon behalf of which the person(s) acted, executed the aforementioned instrument in free act and deed.

<u>Sayaka S Komori</u> Signature of applicant(s) before Notary	
Subscribed and sworn to before me this: <u>3<sup>rd</sup></u> day of <u>September</u> , 20 <u>19</u>	
<u>Marilou G. Mortimer</u> Signature of Notary	
Print Name: <u>Marilou G. Mortimer</u> Notary Public, State of Hawaii	
My commission expires <u>09-13-2019</u>	
(Place Notary Stamp or Seal here)	
NOTARY CERTIFICATION	
Date of Doc: <u>9/3/2019</u>	# of Pages: <u>2</u>
Notary Name: <u>Marilou G. Mortimer</u>	<u>1st</u> Circuit
Doc. Description: <u>Personal history and Affidavit</u>	
<u>Marilou G. Mortimer</u> Notary Signature	<u>9/3/2019</u> Date
(Place Notary Stamp or Seal here)	



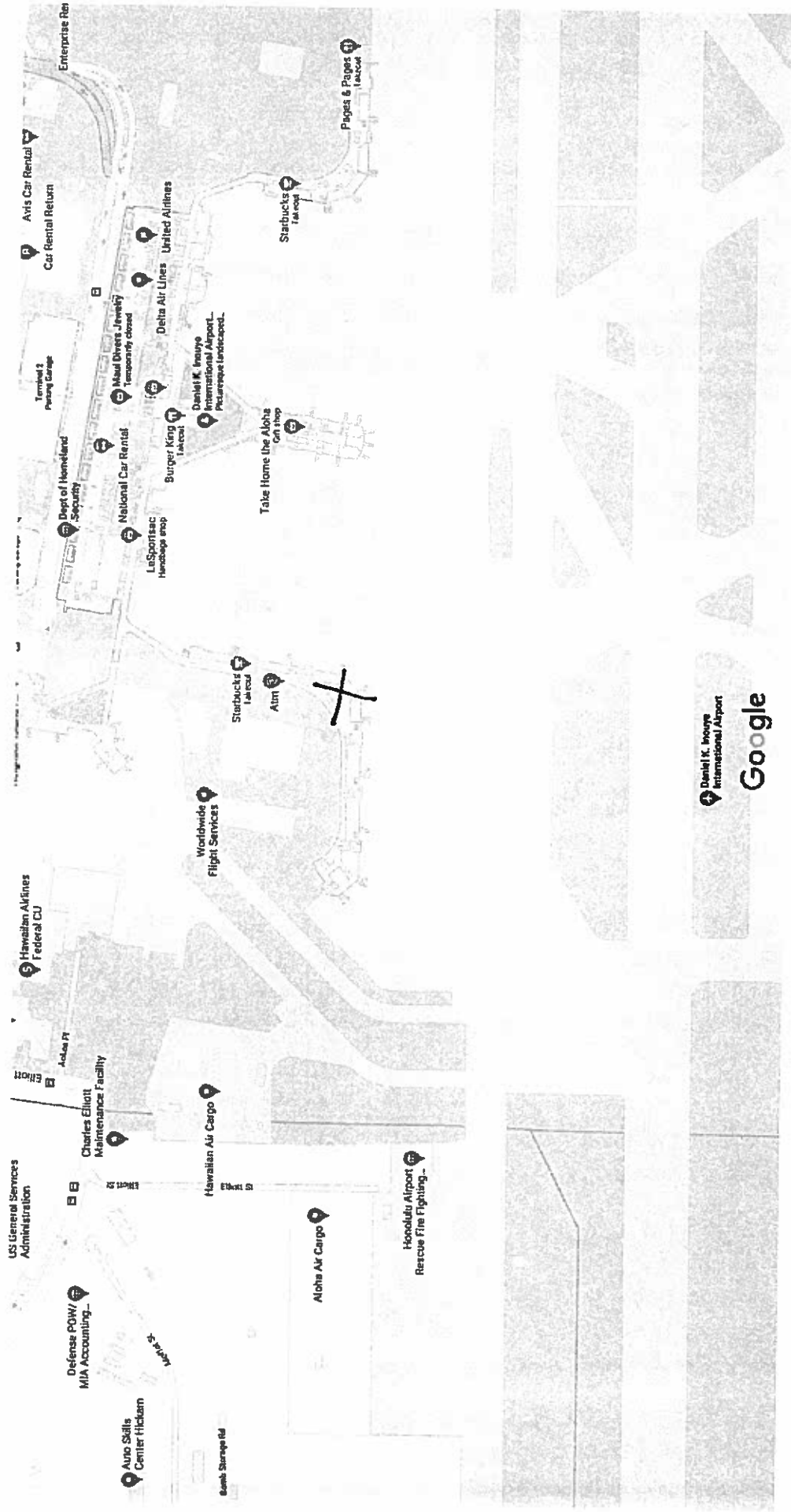


01070H0H 40 0320

RALE LOUNGE  
300 RODGERS BOULEVARD  
BLDG NO.360 THIRD LEVEL  
HONOLULU, HAWAII 96819

EXHIBIT B

# Google Maps Honolulu international Airport



Map data ©2020 Google 200 ft

Rating ▾

Hours ▾

More filters

Daniel K. Inouye International Airport

3.4 ★★☆☆ (2,977)

Airport · 300 Rodgers Blvd

Large hub for flights to and from Ha...



Website



Directions

## LICENSING INVESTIGATIVE REPORT

DATE: March 2, 2021

SUBJECT: New Liquor License application No. 21-22657 from Pizza And Things LLC dba Pizza And Things LLC, for a Retail General Liquor License at 2065 S. Beretania Street, #100, Honolulu, HI 96826

---

### NOTIFICATION OF AUTHORIZED AGENT:

In a Notification of Authorized Agent forms dated and received December 10, 2020, Pizza And Things LLC authorizes Naomi Cole to represent the applicant in all liquor related matters.

### COMPANY STRUCTURE:

Pizza And Things LLC: Organized under the laws of the State of Hawaii on September 14, 2020 as a member-managed limited liability company.

The Members are:

		<u>Percent</u>
Briceno, Alejandro	Member	50%
Ozawa, Lindsey K.	Member	40%
<u>Trop Tech LLC</u>	<u>Member</u>	<u>10%</u>
	Total	100%

See **Exhibit A** for biographical information for Alejandro Briceno and Lindsey Ozawa. HCJDC Criminal checks are pending. CJIS Computer System checks are negative for felony convictions.

Trop Tech LLC: Organized under the laws of the State of Hawaii on April 20, 2018 as a member-managed limited liability company.

The sole Member is:

		<u>Percent</u>
<u>Rapoza, Keola</u>	<u>Member</u>	<u>100%</u>
	Total	100%



FINGERPRINTS:

The principals will make an appointment with "Fieldprint Fingerprinting Services" for fingerprinting on a later date.

FINANCIAL STATEMENT OF PIZZA AND THINGS LLC AS OF NOVEMBER 30, 2020:

Applicant submitted a Financial Statement dated and received by the Commission December 10, 2020 and certified by the applicant to be substantially correct.

COST AND FINANCING:

The estimated start-up costs will be approximately \$26,000 for Initial build-out and start-up costs, and is privately funded by the members.

DESCRIPTION OF THE PROPOSED LICENSED PREMISES:

Location: The proposed premises is located at 2065 Berentania Street, Unit 100, Honolulu.

- 2,127 total square footage
- Kitchen – approximately 390 square feet
- Baking Area – approximately 600 square feet
- Storage – approximately 391 square feet
- Office – approximately 180 square feet
- Service / Counter area – approximately 495 square feet
- Walk-In-Cooler – approximately 94 square feet
- Bathroom located within the licensed premises

See **Exhibit B** for floor plan.

Parking: Parking stalls available and street parking is available.

CHURCH, SCHOOL, OR PUBLIC PLAYGROUND WITHIN 500 FEET:

None

SAME CLASS OF LICENSE WITHIN 500 FEET:

Jong Mee Corporation  
Dba Jong Mee Corporation (D0610)  
1115 McCully Street, Honolulu  
Approximately 378ft from the proposed premises

CURRENT NUMBER OF SAME CLASS ISSUED WITHIN THE CITY AND COUNTY OF HONOLULU:

As of March 2, 2021, there are 524 Retail licenses issued within the City and County of Honolulu, of which 492 are of the General kind.

OTHER MATTERS PERTAINING TO THE APPLICATION WHICH MAY AFFECT ISSUANCE OF THE LICENSE:

Kind of business:

- Retail: Take-out Pizza establishment
- 3 registered Managers/ 3 Employees
- Hours of Operation: Monday to Saturday 11:00am to 7:00pm  
Closed Sundays

Business Model: The proposed licensed premises will operate as a take-out pizza establishment and will operate as a retail location. There is no space or seating for dine-in service, and will not operate as a restaurant.

Lease: Zeng's Investment LLC (Landlord), Pizza And Things LLC (Tenant) from December 1, 2020 to November 30, 2024.

Land Lord Consent: Zeng's Investment LLC (Landlord), Pizza And Things LLC (Tenant) dated December 9, 2020, allows for the sale and service of liquor from the licensed premises.

OTHER LIQUOR LICENSED INTERESTS:

Alejandro Briceno and Lindsey Ozawa were members of VJ Restaurant Group L.L.C. dba Prima Tratoria, (R0971) 108 Hekili St., Suite 107 Kailua HI 96734, from 11/16/2011 till 06/30/2018

HISTORY OF VIOLATION FOR OTHER LIQUOR LICENSED INTEREST DURING THE PERIOD OWNER OR OPERATED BY THE PRINCIPALS:

08/01/18	3-81-17.54(c)	Gross Sales Report	Fined
08/01/15	3-81-17.54(c)	Gross Sales Report	Fined
03/17/15	3-82-41.2(b)	Transfer of Corp. Stock	
03/04/14	3-82-41.2(b)	Transfer of Corp. Stock	
12/03/13	3-82-41.2(b)	Transfer of Corp. Stock	
11/15/2012	3-82-38.8	Semi-Annual Emp. Listing	Fined

ZONING CLEARANCE:


An approved Department of Planning and Permitting zoning clearance dated December 1, 2020, has been received.

HAWAII REVISED STATUTES SECTION 281-56(a) (9) STATEMENT:

As of March 2, 2021, there are no known potential adverse effects on the surrounding community specific to the premises. All potential adverse effects reported to staff before the Public Hearing will be forwarded to the Commission for its consideration.

OPINION:

In my opinion, the applicant has complied with the minimum requirements of filing this application.

  
\_\_\_\_\_  
Matthew Foster  
Licensing Investigator

Reviewed by:

  
\_\_\_\_\_  
Daniel Sato  
Supervising Investigator

ah

3/2/21

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LIQUOR COMMISSION  
C&C OF HONOLULU

LIQUOR COMMISSION  
CITY AND COUNTY OF HONOLULU

KAPIOLANI BOULEVARD, SUITE 600, HONOLULU, HAWAII 96813-5249  
PHONE (808) 768-7300 • FAX (808) 768-7311  
INTERNET ADDRESS: [www.honolulu.gov/liq](http://www.honolulu.gov/liq)

RECEIVED  
LIQUOR COMMISSION  
C&C OF HONOLULU

2020 DEC 10 P 4: 22

PERSONAL HISTORY AND AFFIDAVIT

Rule 3-83-53.1

2020 DEC 10 P 5: 13

NAME Briceno Alejandro none none SOCIAL SECURITY NO. 1  
Last, First Middle Maiden  
HOME ADDRESS set APT. NO. TELEPHONE NOS.:  
CITY STATE HI ZIP CODE BUS. ( )  
PLACE OF BIRTH (City, State) DATE OF BIRTH (MM / DD / YYYY) AGE MARITAL STATUS  
NO. OF YEARS COMPLETED IN HIGH SCHOOL 5 YEAR COMPLETED 1998 NAME OF SCHOOL Jose Felix Rbbas Caracas, Venezuela  
(include City and State)  
NO. OF YEARS COMPLETED IN COLLEGE 2 YEAR COMPLETED 2 NAME OF COLLEGE Terra's Vedelia, Barcelona, Spaid  
(include City and State)  
OTHER EDUCATION None

CITIZENSHIP\* US DATE ARRIVED IN HAWAII (if applicable) 2007  
\*(If not a U.S. citizen, indicate type of Visa, or Resident Alien Card No., or Immigration Department No.)

EMPLOYMENT RECORD (from the time school was completed to present):

FROM MONTH/YEAR	TO MONTH/YEAR	POSITION	EMPLOYER	LOCATION
6/2000 - 1/2004		Pastry cook	Cacao Restaurant	Coral Gables, FL
2/2004- 9/ 2005		Pastry chef	Afterglo	Miami, FL
10/2005- 3/2007		Pastry chef	Nobu Las Vegas	Las Vegas, NV
4/2007- 9/ 2009		Pastry chef	Nobu Hawaii	Honolulu, Hawaii
10/ 2009 - 8/ 2014		Baker - Owner	V Lounge	Honolulu, Hawaii
9/ 2011 -10/ 2014		Baker- Owner	Prima	Kaiula, Hawaii
11/2014 - 8/ 2019		Corporate chef	Nobu	Malibu, CA
9/2019 - present		Chef	Sanzoku Restaurant group	Honolulu, Hawaii

(If additional space is needed, please use reverse side)

List your experience in the liquor industry: Over 20 years of restaurant experience with liquor service

RECEIVED  
LIQUOR COMMISSION  
C&C OF HONOLULU  
2020 DEC 10 P 4

Will you devote time to manage the subject business? ☒ Yes ☐ No

If answer is "YES", will it be ☒ Full time, or ☐ Part-time?

I, Alejandro Briceno

, of \_\_\_\_\_

(Full Street Address, City, State, Zip)

being first duly sworn, deposes, and says, that the above information is true and correct and that I ☐ have ☒ have not) been convicted of any felony charge.

Alejandro Briceno  
Signature

P  
R  
P  
I  
A



FOR NOTARY USE ONLY

STATE OF HAWAII  
City and County of Honolulu

SS.

On this 8<sup>th</sup> day of Dec., in the year of 2020, personally appeared Alejandro Briceno who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the aforementioned instrument the person, or the entity upon behalf of which the person(s) acted, executed the aforementioned instrument in free act and deed.

Alejandro Briceno  
Signature of applicant(s) before Notary

Subscribed and sworn to before me this:

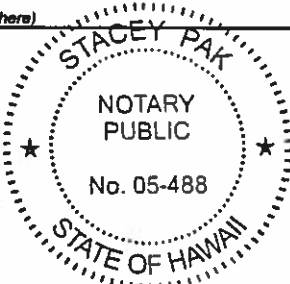
8<sup>th</sup> day of December, 2020

Stacey Pak  
Signature of Notary

Print Name: STACEY PAK  
Notary Public, State of Hawaii

My commission expires July 19, 2023

(Place Notary Stamp or Seal here)



NOTARY CERTIFICATION

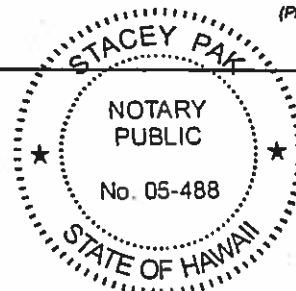
Date of Doc: DEC - 8 2020 # of Pages: 2  
Notary Name: STACEY PAK First Circuit  
Doc. Description: Personal History and Affidavit

Stacey Pak  
Notary Signature

DEC - 8 2020

Date

(Place Notary Stamp or Seal here)



LIQUOR COMMISSION  
CITY AND COUNTY OF HONOLULU

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LIQUOR COMMISSION  
C&C OF HONOLULU  
KAPIOLANI BOULEVARD, SUITE 600, HONOLULU, HAWAII 96813-5249  
PHONE (808) 768-7300 • FAX (808) 768-7311  
INTERNET ADDRESS: [www.honolulu.gov/lic](http://www.honolulu.gov/lic)

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LIQUOR COMMISSION  
C&C OF HONOLULU

2020 DEC 10 1 54 22

PERSONAL HISTORY AND AFFIDAVIT

Rule 3-83-53.1

2020 DEC 10 P 5:13

NAME Ozawa Lindsey Kimo SOCIAL SECURITY NO. \_\_\_\_\_  
Last, First Middle Maiden  
HOME ADDRESS \_\_\_\_\_ APT. NO. \_\_\_\_\_ TELEPHONE NOS.: \_\_\_\_\_  
HOME \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_ BUS. ( ) \_\_\_\_\_  
PLACE OF BIRTH \_\_\_\_\_ DATE OF BIRTH \_\_\_\_\_ AGE \_\_\_\_\_ MARITAL STATUS \_\_\_\_\_  
(City, State) (MM / DD / YYYY)  
NO. OF YEARS COMPLETED IN HIGH SCHOOL 4 YEAR COMPLETED 1994 NAME OF SCHOOL Cimarron Memorial HS, Las Vegas, NV  
(include City and State)  
NO. OF YEARS COMPLETED IN COLLEGE 1 YEAR COMPLETED 1995 NAME OF COLLEGE Western Culinary Institute Portland, Oregon  
(include City and State)  
OTHER EDUCATION None

CITIZENSHIP\* US DATE ARRIVED IN HAWAII (if applicable) 5/2007  
\*(If not a U.S. citizen, indicate type of Visa, or Resident Alien Card No., or Immigration Department No.)

EMPLOYMENT RECORD (from the time school was completed to present):

FROM MONTH/YEAR	TO MONTH/YEAR	POSITION	EMPLOYER	LOCATION
5/95 - 10/98	cook	Smiths Food and Dry	Las Vegas, NV	
10/98 - 4/99	cook	Ark Restaurants	Las Vegas, NV	
5/99 - 4/00	cook	Sylvias Italian Restaurant	Portland, OR	
5/00 - 5/03	Cook/ Chef	Lutece Restaurant	Las Vegas, NV	
6/03 - 5/07	Chef	Nobu Restaurant	Las Vegas, NV	
6/07 - 8/10	Chef	Nobu Restaurant	Honolulu, Hawaii	
9/10 - 9/11	Chef	Self Employed	Honolulu, Hawaii	
10/11 - 1/14	Chef	Prima Restaurant	Kailua HI	
2/14 - Present	Chef	Kuko'o Oiwi	Kaneohe, HI	

(If additional space is needed, please use reverse side)

List your experience in the liquor industry: 25 years in restaurants selling liquor

Will you devote time to manage the subject business? ☒ Yes

☐ No

If answer is "YES", will it be ☒ Full time, or ☐ Part-time?

I, Lindsey Ozawa

, of \_\_\_\_\_

(Full Street Address, City, State, Zip)

being first duly sworn, deposes, and says, that the above information is true and correct and that I ☐ have ☒ have not) been convicted of any felony charge.



Signature



P  
R  
P  
A

FOR NOTARY USE ONLY

STATE OF HAWAII

City and County of Honolulu

SS.

On this 8<sup>th</sup> day of Dec., in the year of 2020, personally appeared Lindsey Kimo Ozawa who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the aforementioned instrument the person, or the entity upon behalf of which the person(s) acted, executed the aforementioned instrument in free act and deed.

NOTARY CERTIFICATION

Date of Doc: DEC - 8 2020 # of Pages: 2

Notary Name: STACEY PAK First Circuit

Doc. Description: Personal History and Affidavit



Notary Signature

DEC - 8 2020

Date

(Place Notary Stamp or Seal here)

Signature of applicant(s) before Notary

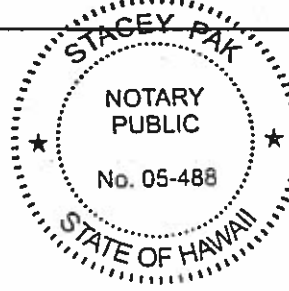
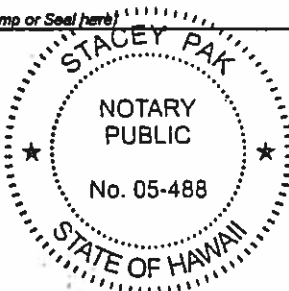
Subscribed and sworn to before me this:

8<sup>th</sup> day of December, 2020

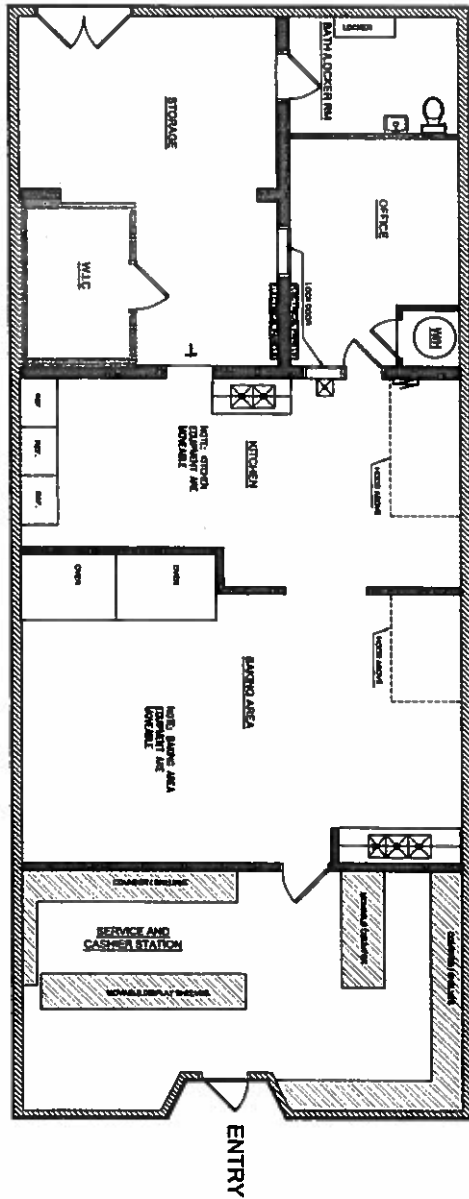
Print Name: STACEY PAK  
Notary Public, State of Hawaii

My commission expires July 19, 2023

(Place Notary Stamp or Seal here)



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LIQUOR COMMISSION  
C&C OF HONOLULU  
2020 DEC 10 P 4:12



S. Beretania Street

8' 4' 0' 8'  
SCALE: 1/8"=1'-0"



EXHIBIT B

Pizza and Things LLC 2065 S. Beretania Street Suite 100 Honolulu, HI 96826 TMK: 2-8-003:029	Date: _____ Scale: 1/8"=1'-0" Drawn: ELL	Sheet No. 1 of 1 SK-1	Drawn:												
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## LICENSING INVESTIGATIVE REPORT

DATE: March 4, 2021

SUBJECT: Stand Alone Temporary Application No. 21-22863 TM Restaurants, LLC dba Sugarcane By Chai's, Restaurant General Category: 2 Music/ Dancing former location of LB-2, Inc. dba Luibueno's Mexican & Latin Cuisine at 91-5431 Kapolei Parkway, Suite D-138 Kapolei, HI 96707

### COMPANY STRUCTURE:

TM Restaurants, LLC: Organized under the laws of the State of Hawaii on October 22, 2018, As a Manager-Managed Limited Liability Company. The sole Manager/ Member is:

		<u>Interest</u>
<u>Maharaja Group, LLC</u>	<u>Manager/ Member</u>	<u>100%</u>
		100%

Maharaja Group, LLC: Organized under the laws of the State of Hawaii on September 24, 2009, As a Manager-Managed Limited Liability Company. The sole Manager/ Member is:

		<u>Interest</u>
<u>Maharaj, Peter N.</u>	<u>Manager/ Member</u>	<u>100%</u>
		100%

### FINANCIAL STATEMENT FOR TM RESTAURANTS, LLC, AS OF FEBRUARY 16, 2021:

Applicant submitted a Financial Statement dated February 19, 2021, and received by the Commission February 24, 2021, and was certified by the applicant to be substantially covered.

### TRADE NAME:

According to State of Hawaii Department of Commerce and Consumer Affairs, Form T-4, Assignment of Trade Name, Trademark or Service Mark, dated January 22, 2021, the trade name "Sugarcane By Chai's" is assigned to the applicant by Sole Proprietor, Peter Maharaj.

NEW APPLICATION FILED:

Applicant file New Application 21-22862 for a Restaurant General Category 2 Music/ Dancing dated February 3, 2021 and received by the Commission on February 24, 2021.

PREVIOUS LICENSE IN EFFECT FOR MORE THAN ONE YEAR:

LB-2, Inc dba Luibueno's Mexican & Latin Cuisine (R1233) Restaurant General Category 2 Music/ Dancing, was licensed at 91-5431 Kapolei Parkway. Suite D-138 Kapolei, HI 96707 from March 24, 2017 until June 30, 2018.

WAIVER:

On January 28, 2021, the Commission approved the waiver of Rule 3-82-32.1(a), requiring a temporary license to be filed within five days of the surrender of the previous license or the closing of the business.

LETTER OF AUTHORIZED AGENT:

According to LIQ-LIC-106, Notification of Authorized Agent, dated February 1, 2021 and received on February 24, 2021. Maharaj Group, LLC its Manager Peter Maharaj, authorizes Keith Kiuchi and Sylvia Yu as the authorized agents.

LANDLORD CONSENT:

Landlord Authorization for Sale and Service of Liquor dated December 31, 2020, was received by the Commission on February 24, 2021. Kapolei Hawaii Property Co LLC (Landlord) authorizes TM Restaurants, LLC dba Sugarcane By Chai's (Applicant) to sale and serve liquor at the proposed location.

LIQUOR PURCHASE:

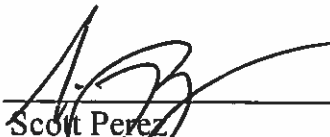
The applicant is aware of Sec. 281-32, HRS, which requires that all liquor purchases made under a temporary license must be paid for in cash, check, or certified check at the time of delivery of liquor and that all liquor must be purchased from a licensed wholesaler.

EFFECTIVE DATE OF STAND-ALONE TEMPORARY LICENSE:


Unless otherwise approved by the Commission the Stand-Alone Temporary license will be effective no later than 7 days after its approval by the liquor Commission.

OPINION:

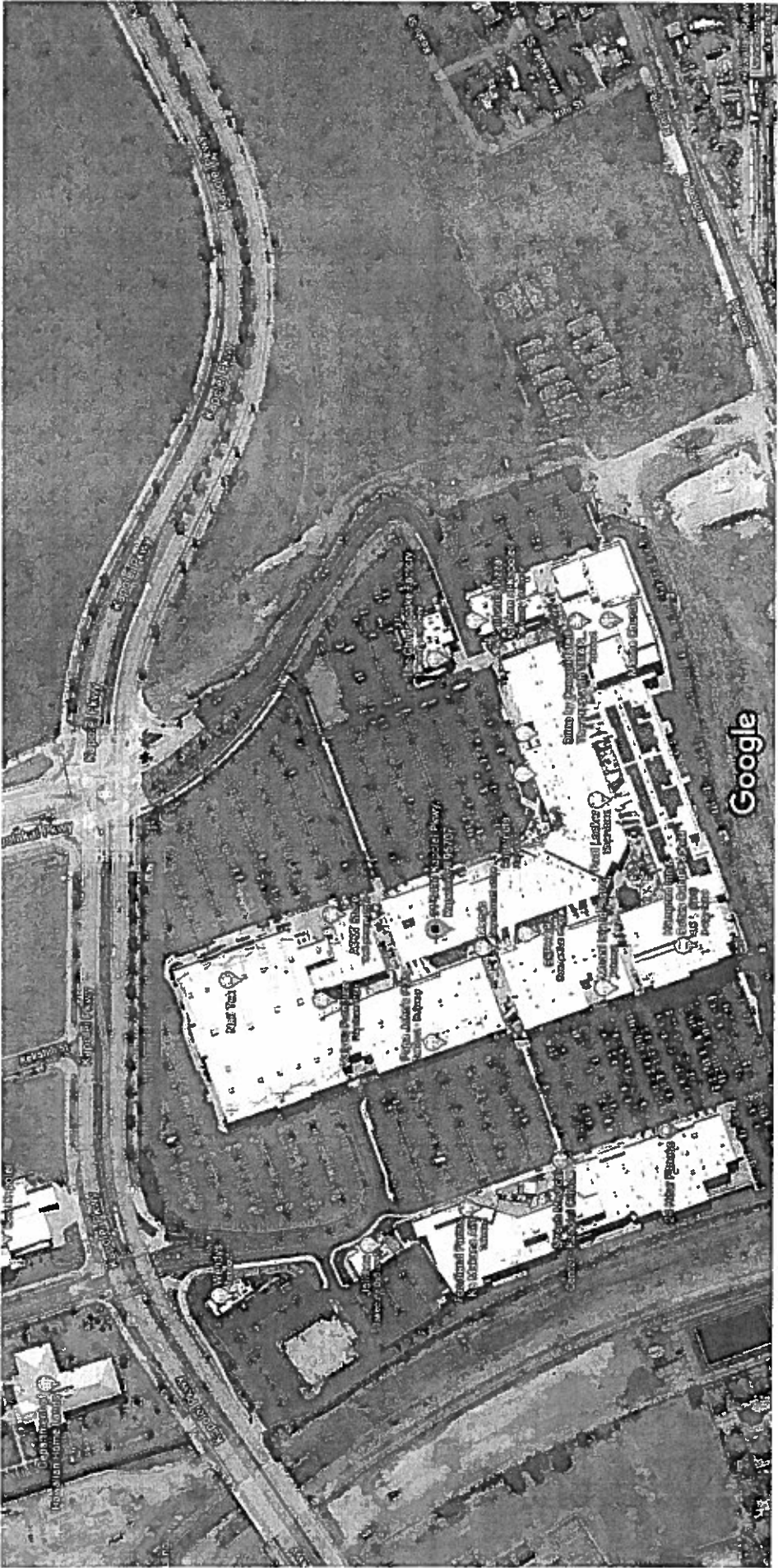
In my opinion, the applicant has complied with the minimum requirements of filing this Stand-Alone Temporary license application.

  
\_\_\_\_\_  
Scott Perez  
Licensing Investigator

Reviewed by:

  
\_\_\_\_\_  
Daniel Sato  
Supervising Investigator

*M. S. / 1/1/2011*  
*dh*



Continued from

MAR -4 2021 to MAR 11 2021

LICENSING INVESTIGATIVE REPORT

DATE: February 23, 2021

SUBJECT: Miscellaneous Request No. 21-22856 from PJ Honolulu, LLC, dba Tonkatsu Ginza Bairin, Restaurant General Category 2: Music/Dancing license, 255 Beachwalk, Unit 1, Honolulu, requesting Commission approval to extend the licensed premises temporarily on: March 4, 2021, 11:00 a.m. to July 31, 2021, 10:00 p.m. (R0832)

DESCRIPTION OF THE CURRENTLY LICENSED PREMISES:

The current licensed premises is located at 255 Beachwalk, Unit 1, Honolulu. The overall size of the premises is approximately 49 feet by 22 feet.

TEMPORARY EXTENSION REQUESTED:

On HLC Form LIQ-LIC-127 (Request for Approval of Extensions/Deletions of Premises, dated February 19, 2021, and received by the Commission on February 22, 2021, Yosuke Okajima, manager, requests prior approval for temporary extension of premises.

The licensee requested the start date of the temporary extension to be on March 1, 2021. This request requires Commission approval and Okajima was informed on February 23, 2021, that the start date of this request will be amended from March 1, 2021, to March 4, 2021.

The date and times of this request is March 4, 2021, to July 31, 2021, 11:00 a.m. to 10:00 p.m. (daily) with the exception of March 4, 2021, will be upon Commission approval should this request be granted.

REASON FOR REQUEST:

The licensee is requesting additional seating area due to COVID-19 spacing guidelines.

Alcoholic beverages will be served in the extended area.

LANDLORD'S CONSENT:

According to HLC Form LIQ-LIC-128 (Landlord Authorization for Extension of Licensed Premises, dated February 22, 2021, and received by the Commission on the same day, Ichiro Inamura, authorized agent of Wave, Inc., confirms approval of the licensee's request to use additional space in connection with its premises.

REDEFINED LICENSED PREMISES:

On the aforementioned date, the current licensed premises will remain licensed if this request is granted.

In addition to the licensed premises, the extended area will be into an adjacent space identified as unit 2. The proposed extended area is approximately 43 feet by 27 feet overall in size. See **Exhibit A**.

PREVIOUS APPROVAL FOR TEMPORARY EXTENSION OF PREMISES:

Applicant has not had any prior approvals of this type within two (2) years and no violations in connection of this type of request.

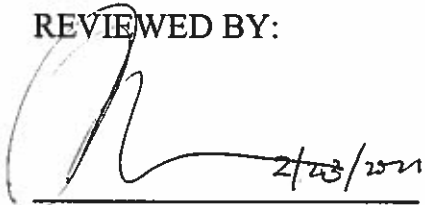
OPINION:

The licensee has met statutory requirements of filing this request.



Daniel Sato  
Supervising Investigator

REVIEWED BY:



Peter Nakagawa  
Chief Investigator *ah*

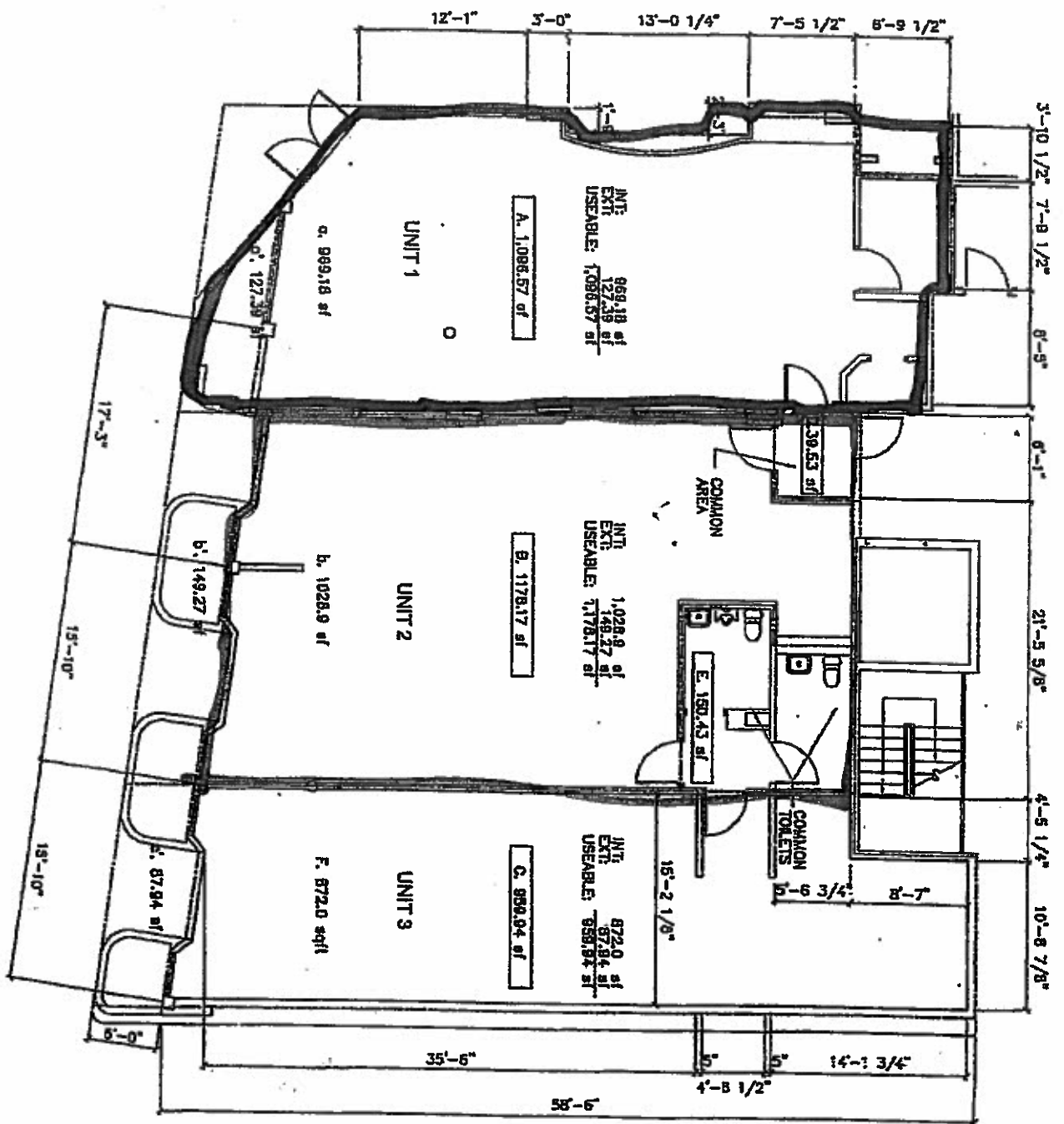


EXHIBIT B (New Proposal Floor Plan)

EXHIBIT A







21-22891  
RECEIVED  
LIQUOR COMMISSION  
CITY OF HONOLULU  
MAR 11 2021

March 4, 2021

Liquor Commission  
City and County of Honolulu  
711 Kapiolani Boulevard, Suite 600  
Honolulu, Hawaii 96813

Please place on  
Agenda 3/11/21 ah

Re: KSLR LM, LLC dba Voyager 47  
2335 Kalakaua Avenue, Space L204, Honolulu, Hawaii 96815  
Dispenser General Liquor License No. E1592  
1. **Request for Extension of Approved Temporary Reduction of Licensed Premises of Approximately 3,425 Square Feet from April 1, 2021 at 6:00 a.m. to December 31, 2021 at 11:59 p.m.**  
2. **Request to Use Existing Materials on File for Request for Temporary Reduction of Licensed Premises**  
3. **Request for Liquor Commission Hearing on March 11, 2021 or the Next Available Hearing Date**

Liquor Commission:

I am the attorney and Authorized Agent KSLR LM, LLC dba Voyager 47 Dispenser General Liquor License No. E1592 located at 2335 Kalakaua Avenue, Space L204, Honolulu, Hawaii 96815.

This follows the Liquor Commission approval on December 10, 2020 of the KSLR LM, LLC dba Voyager 47 Request for the Temporary Reduction of Licensed Premises of approximately 3,245 square feet from December 18, 2020 to March 31, 2021.

On behalf of KSLR LM, LLC dba Voyager 47, we respectfully request for the extension of the approved Temporary Reduction to April 1, 2021 to December 31, 2021.

We request for the existing materials submitted to the Liquor Commission for the approved Request for the Temporary Reduction (Request No. 21-22597) to be used for this Request for the Extension of the Temporary Reduction.

Also, we respectfully request for the Extension of the Temporary Reduction to be scheduled for the March 11, 2021 Liquor Commission Agenda or the next available Hearing Date.

CORPORATE LAW | ADMINISTRATIVE LAW

T: (808) 537-3500 | F: (808) 537-3511 | E: robert@bishopstreetlaw.com | bishopstreetlaw.com  
1000 Bishop Street, Suite 503, Honolulu, Hawaii 96813

Liquor Commission  
March 4, 2021  
Page 2

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LIQUOR COMMISSION  
DEC 06 10:00 AM  
101 KIM -5 A 01 03

Your kind assistance and favorable consideration of this matter would be greatly appreciated.

If you should have any questions or concerns, or need any additional materials or information for the Extension of the Temporary Reduction of Licensed Premises for Voyager 47, please do not hesitate to contact me by telephone at (808) 384-6373 or (808) 537-3500, by e-mail at [robert@bishopstreetlaw.com](mailto:robert@bishopstreetlaw.com) or by facsimile at (808) 537-3511.

Very truly yours,



ROBERT A. UEOKA

#21-22891

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Reserved for Office Use (Date/Time Stamp)

LIQUOR COMMISSION  
CITY AND COUNTY OF HONOLULU  
711 KAPIOLANI BOULEVARD, SUITE 600, HONOLULU, HAWAII 96813-5249  
PHONE (808) 768-7300 • EMAIL [HLC@honolulu.gov](mailto:HLC@honolulu.gov)  
INTERNET ADDRESS: [www.honolulu.gov/liq](http://www.honolulu.gov/liq)

**REQUEST FOR APPROVAL OF PERMANENT REDUCTION OR  
TEMPORARY/PERMANENT INCREASE OF LICENSED PREMISES**

HRS 281-82; Rule 3-83-82

Complete this form to request approval of permanent reduction, temporary increase, or permanent increase of licensed premises and provide the required attachments as requested below. For temporary reduction of a licensed premises refer to form LIQ-LIC-158.

**Check One:**

☒ Temporary  
☐ Permanent Reduction

☐ Temporary Increase

☐ Permanent Increase

**License Information:**

Liquor License #: E1592

Applicant / Licensee Name: KSLR LM, LLC

Trade Name / DBA: Voyager 47

Premises Address: 2335 Kalakaua Avenue, Space L204, Honolulu, Hawaii 96815

Reason for Increase or Reduction of Licensed Premises: Temporary Trial Period for Potential Transfer  
of Voyager 47 Dispenser Liquor License to Hula Grill Waikiki, LLC

TEMPORARY **PERMANENT REDUCTION - Required documents to be provided with request** From: 04/01/2021 at 6:00 a.m. To: 12/31/2021 at 11:59 p.m.

- ☒ Existing Floor Plan drawn to scale, outline the licensed area in "red".  
☒ New Proposed Floor Plan showing the reduced area drawn to scale and outlined in "red".  
☒ Reduced 8-1/2"x11" copies of both floor plans.  
☒ Landlord Authorization for permanent reduction of licensed premises (LIQ-LIC-128)

**TEMPORARY INCREASE - Required documents to be provided with request**

- ☐ Existing Floor Plan with the dimensions of the current licensed premises in "black" and the limits of the proposed temporary increase outlined in "red".  
☐ Landlord Authorization for temporary increase of licensed premises (LIQ-LIC-128).  
☐ Duration Date(s) / Time(s) From: \_\_\_\_\_ To: \_\_\_\_\_  
DATE / TIME DATE / TIME

**PERMANENT INCREASE - Required documents to be provided with request**

- ☐ Existing Floor Plan drawn to scale, outline the licensed area in "red".  
☐ New Proposed Floor Plan showing the increased area drawn to scale and outlined in "red".  
☐ Reduced 8-1/2"x11" copies of both floor plans.  
☐ Landlord Authorization for permanent increase of licensed premises (LIQ-LIC-128).  
☐ Zoning Clearance (LIQ-LIC-122)  
☐ If the proposed permanent extension is equal to or greater than 50% of the current licensed area, Notification to the Chair of the respective Neighborhood Board is required. Provide original certified mail receipt postcard.

Robert A. Ueoka

SIGNATURE Licensee / Authorized Agent

03/05/2021

DATE

Robert Arthur Ueoka

PRINT Licensee / Authorized Agent

Authorized Agent

TITLE

(808) 537-3500

BUS. PHONE NUMBER

(808) 384-6373

MOBILE PHONE NUMBER

robert@bishopstreetlaw.com

EMAIL

For HLC Office Use Only

LICENSING Approval: \_\_\_\_\_ Approval Date: \_\_\_\_\_

☐ Approved ☐ Denied

HLC STAFF Initial: \_\_\_\_\_ LCIS Entry Date: \_\_\_\_\_

Franklin "Don" Pecarra, Jr.  
Administrator

Date

LIQ-LIC-127

Rev. 1/29/21

Reserved for Office Use (Date/Time Stamp)

LIQUOR COMMISSION  
CITY AND COUNTY OF HONOLULU  
711 KAPIOLANI BOULEVARD, SUITE 600, HONOLULU, HAWAII 96813-5249  
PHONE (808) 768-7300 • EMAIL [HLC@honolulu.gov](mailto:HLC@honolulu.gov)  
INTERNET ADDRESS: [www.honolulu.gov/lq](http://www.honolulu.gov/lq)

**LANDLORD AUTHORIZATION FOR  
INCREASE OR REDUCTION OF LICENSED PREMISES**  
HRS 281-62; Rule 3-83-62

☒ Temporary  
☒ Permanent Reduction

☐ Temporary Increase

☐ Permanent Increase

Landlord's Name: KLSR LM, LLC

Mailing Address: 2335 Kalakaua Avenue, Space L204  
Honolulu, Hawaii 96815

Contact Name: Robert Arthur Ueoka

Title: Authorized Agent

Bus. #: (808) 537-3500

Mobile #: (808) 384-6373

Email: robert@bishopstreetlaw.com

**I AUTHORIZE:**

Lessee (Licensee Name): KSLR LM, LLC

Liquor License #: E1592

Trade Name / DBA: Voyager 47

to increase or reduce the leased licensed premises located at 2335 Kalakaua Avenue, Space L204  
(circle one) Honolulu, Hawaii 96815  
(Premises Address)

On: 04/01/2021 at 6:00 a.m.

(Start Date / Time)

to: 12/31/2021 at 11:59 p.m.

(End Date / Time)

☒ See attached floor plan (designated area outlined in RED)

Robert A. Ueoka

SIGNATURE Landlord

03/05/2021

DATE

Robert Arthur Ueoka

PRINT Landlord

Authorized Agent

TITLE

For HLC Office Use Only

LCIS ENTRY DATE: \_\_\_\_\_

HLC STAFF INITIAL: \_\_\_\_\_



21-22893  
RECEIVED  
LIQUOR COMMISSION  
CITY OF HONOLULU  
201 MAR-5 A 013

March 4, 2021

Liquor Commission  
City and County of Honolulu  
711 Kapiolani Boulevard, Suite 600  
Honolulu, Hawaii 96813

Please place on  
Agenda 3/11/21 ah

Re: HULA GRILL WAIKIKI, LLC dba Hula Grill Waikiki  
2335 Kalakaua Avenue, Honolulu Hawaii 96815  
Hotel General Liquor License No. L0017

1. Request for Extension of Approved Temporary Increase of Licensed Premises of Approximately 3,425 Square Feet from April 1, 2021 at 6:00 a.m. to December 31, 2021 at 11:59 p.m.
2. Request to Use Existing Materials on File for Request for Temporary Increase of Licensed Premises
3. Request for Liquor Commission Hearing on March 11, 2021 or the Next Available Hearing Date

Liquor Commission:

I am the attorney and Authorized Agent for HULA GRILL WAIKIKI, LLC dba Hula Grill Waikiki Hotel General Liquor License No. L0017 located at 2335 Kalakaua Avenue, Honolulu Hawaii 96815.

This follows the Liquor Commission approval on December 10, 2020 of the HULA GRILL WAIKIKI, LLC dba Hula Grill Waikiki Request for the Temporary Increase of Licensed Premises of approximately 3,245 square feet from December 18, 2020 to March 31, 2021.

On behalf of HULA GRILL WAIKIKI, LLC dba Hula Grill Waikiki, we respectfully request for the extension of the approved Temporary Increase to April 1, 2021 to December 31, 2021.

We request for the existing materials submitted to the Liquor Commission for the Request for Temporary Increase (Request No. 21-22598) to be used for this Request for the Extension of the Temporary Increase.

CORPORATE LAW | ADMINISTRATIVE LAW

T: (808) 537-3500 | F: (808) 537-3511 | E: robert@bishopstreetlaw.com | bishopstreetlaw.com  
1000 Bishop Street, Suite 503, Honolulu, Hawaii 96813

Liquor Commission  
March 4, 2021  
Page 2

Also, we respectfully request for the Extension of the Temporary Increase to be scheduled for the March 11, 2021 Liquor Commission Agenda or the next available Hearing date.

Your kind assistance and favorable consideration of this matter would be greatly appreciated.

If you should have any questions or concerns, or need any additional materials or information for the Extension of the Temporary Increase of Licensed Premises for Hula Grill Waikiki, please do not hesitate to contact me by telephone at (808) 384-6373 or (808) 537-3500, by email at [robert@bishopstreetlaw.com](mailto:robert@bishopstreetlaw.com) or by facsimile at (808) 537-3511.

Very truly yours,



ROBERT A. UEOKA

21-22093

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LIQUOR COMMISSION  
CITY AND COUNTY OF HONOLULU  
21 MAR -5 AM 11:20  
Reserved for Office Use (Date/Time Stamp)

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CITY AND COUNTY OF HONOLULU  
711 KAPIOLANI BOULEVARD, SUITE 600, HONOLULU, HAWAII 96813-5249  
PHONE (808) 768-7300 • EMAIL [HLC@honolulu.gov](mailto:HLC@honolulu.gov)  
INTERNET ADDRESS: [www.honolulu.gov/liq](http://www.honolulu.gov/liq)

**REQUEST FOR APPROVAL OF PERMANENT REDUCTION OR  
TEMPORARY/PERMANENT INCREASE OF LICENSED PREMISES**

HRS 281-62; Rule 3-83-62

Complete this form to request approval of permanent reduction, temporary increase, or permanent increase of licensed premises and provide the required attachments as requested below. For temporary reduction of a licensed premises refer to form LIQ-LIC-158.

**Check One:**

- ☐ Permanent Reduction ☒ Temporary Increase ☐ Permanent Increase

**Licensee Information:**

Liquor License #: L0017

Applicant / Licensee Name: Hula Grill Waikiki, LLC

Trade Name / DBA: Hula Grill Waikiki

Premises Address: 2335 Kalakaua Avenue, Honolulu, Hawaii 96815

Reason for Increase or Reduction of Licensed Premises: Temporary Trial Period for Potential Transfer of Voyager 47 Dispenser Liquor License to Hula Grill Waikiki, LLC

**PERMANENT REDUCTION - Required documents to be provided with request**

- ☐ Existing Floor Plan drawn to scale, outline the licensed area in "red".  
☐ New Proposed Floor Plan showing the reduced area drawn to scale and outlined in "red".  
☐ Reduced 8-1/2"x11" copies of both floor plans.  
☐ Landlord Authorization for permanent reduction of licensed premises (LIQ-LIC-128)

**TEMPORARY INCREASE - Required documents to be provided with request**

- ☒ Existing Floor Plan with the dimensions of the current licensed premises in "black" and the limits of the proposed temporary increase outlined in "red".  
☒ Landlord Authorization for temporary increase of licensed premises (LIQ-LIC-128).  
☒ Duration Date(s) / Time(s) From: 04/01/2021 at 6:00 a.m. To: 12/31/2021 at 11:59 p.m.  
DATE / TIME DATE / TIME

**PERMANENT INCREASE - Required documents to be provided with request**

- ☐ Existing Floor Plan drawn to scale, outline the licensed area in "red".  
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☐ Zoning Clearance (LIQ-LIC-122)  
☐ If the proposed permanent extension is equal to or greater than 50% of the current licensed area, Notification to the Chair of the respective Neighborhood Board is required. Provide original certified mail receipt postcard.

Robert A. Ueoka

SIGNATURE Licensee / Authorized Agent

03/05/2021

DATE

Robert Arthur Ueoka

PRINT Licensee / Authorized Agent

Authorized Agent

TITLE

(808) 537-3500

BUS. PHONE NUMBER

(808) 384-6373

MOBILE PHONE NUMBER

robert@bishopstreetlaw.com

EMAIL

**For HLC Office Use Only**

LICENSING Approval: \_\_\_\_\_ Approval Date: \_\_\_\_\_

☐ Approved ☐ Denied

HLC STAFF Initial: \_\_\_\_\_ LCIS Entry Date: \_\_\_\_\_

Franklin "Don" Pacarro, Jr.  
Administrator

Date

**LIQUOR COMMISSION**  
**CITY AND COUNTY OF HONOLULU**  
 711 KAPIOLANI BOULEVARD, SUITE 600, HONOLULU, HAWAII 96813-5249  
 PHONE (808) 768-7300 • EMAIL [HLC@honolulu.gov](mailto:HLC@honolulu.gov)  
 INTERNET ADDRESS: [www.honolulu.gov/liq](http://www.honolulu.gov/liq)

**LANDLORD AUTHORIZATION FOR  
 INCREASE OR REDUCTION OF LICENSED PREMISES**

HRS 281-62; Rule 3-83-62

☐ Permanent Reduction

☒ Temporary Increase

☐ Permanent Increase

Landlord's Name: KLSR LM, LLC

Mailing Address: 2335 Kalakaua Avenue, Space L204  
Honolulu, Hawaii 96815

Contact Name: Robert Arthur Ueoka Title: Authorized Agent

Bus. # (808) 537-3500 Mobile # (808) 384-6373 Email: robert@bishopstreetlaw.com

**I AUTHORIZE:**

Lessee (Licensee Name): Hula Grill Waikiki, LLC Liquor License #: L0017

Trade Name / DBA: Hula Grill Waikiki

to increase or reduce the leased licensed premises located at 2335 Kalakaua Avenue, Space L204  
(circle one)  
Honolulu, Hawaii 96815  
(Premises Address)

On: 04/01/2021 at 6:00 a.m. to: 12/31/2021 at 11:59 p.m.  
(Start Date / Time) (End Date / Time)

☒ See attached floor plan (designated area outlined in RED)

Robert A. Ueoka

SIGNATURE Landlord

03/05/2021

DATE

Robert Arthur Ueoka

PRINT Landlord

Authorized Agent

TITLE

*For HLC Office Use Only*

LCIS ENTRY DATE: \_\_\_\_\_ HLC STAFF INITIAL: \_\_\_\_\_



VOLCANO SKEWER HOUSE LLC  
808 Sheridan St., 109  
Honolulu, Hawaii 96814

RECEIVED  
LIQUOR COMMISSION  
C&C OF HONOLULU

2021 MAR -1 A 9:09

1  
=

Honolulu Liquor Commission  
711 Kapiolani Blvd., Suite 600  
Honolulu, Hawaii 96813

RE: Request for Waiver of Rule 3-82-32.1 Requiring Temporary License be Filed Within 5 Working Days of the Surrender of the Previous License or the Closing of the Business

Dear Honolulu Liquor Commission,

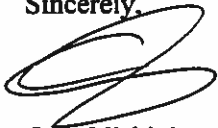
VOLCANO SKEWER HOUSE LLC, is filing an application for a new Restaurant General (Category 2-Live entertainment and Dancing) license at 808 Sheridan St. The premises is the former site of UB LLC, Restaurant General (Category 2-Live entertainment and Dancing) license (R1311). The license was not renewed and expired on June 30 2019. It has been more than five working days since the license expired. We would also like to file an application for a Temporary liquor license and are requesting a waiver of Rule 3-82-32.1.

VOLCANO SKEWER HOUSE LLC holds the lease to Unit 109 and since December 2020 operates a restaurant serving barbeque skewers with meat, seafood, and vegetables. Liquor is not being sold. We would like to be able to serve liquor while the application for a new liquor license is being processed.

The establishment's primary business is food service. The previous liquor license was a Category 2 license that permitted live music and dancing. Therefore, an application for a Category 2 license will be submitted. There are no plans for entertainment or dancing at this time. The restaurant space is approximately 473 square feet. We do not expect to unduly burden or have any adverse effect on the surrounding area.

A waiver would be consistent with the underlying purpose of Chapter 281-32. The statute allows for the granting of a temporary license when an applicant for a temporary license has filed with the commission an application for a license of the same class, kind, and category currently or previously in effect for the premises.

Sincerely,



Greg Nishioka  
Authorized Agent

Please place on  
Agenda 3/11/21 ah

No Ka Oi Liquor Licensing LLC  
P.O. Box 2534  
Honolulu, Hawaii 96804

nokaoiliquor@gmail.com  
808-497-1641

LICENSE R1311

LICENSE, LICENSEE, OFFICER DATA

TYPE: RESTAURANT  
KIND: GENERAL  
CAT: DANCING  
STATUS: NOT RENEWED

EFF DATE: 07/03/2018  
START DATE: 07/03/2018  
EXPIRE DATE: 06/30/2019  
ZONE:  
LICENSE: R1311  
OLD LICNUM:  
AMOUNT: 1,980.00  
DURATION: 12

NAME: UB LLC

ADDRESS: 808 SHERIDAN ST UNIT#109  
CITY: HONOLULU  
PHONE:

STATE: HI  
ZIPCODE: 96814

LICENSEE NAME: UB LLC

ADDRESS: 808 SHERIDAN ST UNIT#109 & #112  
CITY: HONOLULU

STATE: HI

ZIPCODE: 96814

OFFICER NAME:  
HO, OLIVIA

TITLE:  
MGR/MBR

HIRE DATE:  
07/03/2018

ID:

STOCK:  
100

COMMENTS:

603 W 1 - 8TH 1202  
RECEIVED  
HONOLULU  
JAN 10 2009

VOLCANO SKEWER HOUSE LLC  
808 Sheridan St., 109  
Honolulu, Hawaii 96814

Honolulu Liquor Commission  
711 Kapiolani Blvd., Suite 600  
Honolulu, Hawaii 96813

RECEIVED  
LIQUOR COMMISSION  
CCLC OF HONOLULU

2021 MAR -1 4 39

2  
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RE: REQUEST THAT HONOLULU LIQUOR COMMISSION ACCEPT AN APPLICATION FOR A STAND ALONE TEMPORARY LICENSE FOR A PREMISES THAT WAS NOT OPERATING AT LEAST ONE YEAR IMMEDIATELY PRIOR TO THE DATE OF FILING OF AN APPLICATION FOR A TEMPORARY LICENSE

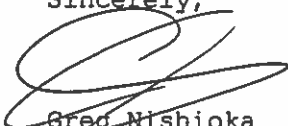
Dear Honolulu Liquor Commission,

VOLCANO SKEWER HOUSE LLC, is filing an application for a new Restaurant General (Category 2-Live entertainment and Dancing) license at 808 Sheridan St. The premises is the former site of UB LLC, Restaurant General (Category 2-Live entertainment and Dancing) license (R1311). The license was not renewed and expired on June 30 2019. We would also like to file an application for a Stand Alone Temporary liquor license.

§281-32 Licenses, temporary. A temporary license of any class and kind specified in section 281-31 may be granted under the following conditions: (1) The premises shall have been operated under a license of the same class, kind, and category issued by the liquor commission at least one year immediately prior to the date of filing of the application for a temporary license, except as otherwise approved by the commission; (2) The license of the same class, kind, and category then in effect for the premises shall be surrendered in such manner and at such time as the commission shall direct; (3) The applicant for a temporary license shall have filed with the commission an application for a license of the same class, kind, and category currently or previously in effect for the premises;

We request that the Commission accept our application for a Stand Alone Temporary license. It has been more than one year since the previous licensee terminated its liquor license. We entered into our lease for Unit 109 in November 2020 and would like to obtain a Stand Alone Temporary license for the premises. We are ready to file an application and will file an application immediately should our request be approved.

Sincerely,



Greg Nishioka  
Authorized Agent

No Ka Oi Liquor Licensing LLC  
P.O. Box 2534  
Honolulu, Hawaii 96804

nokaoiliquor@gmail.com  
808-497-1641

VOLCANO SKEWER HOUSE LLC  
808 Sheridan St., 109  
Honolulu, Hawaii 96814

RECEIVED  
LIQUOR COMMISSION  
C&C OF HONOLULU  
2021 MAR -1 A 9:09

3

Honolulu Liquor Commission  
711 Kapiolani Blvd., Suite 600  
Honolulu, Hawaii 96813

RE: REQUEST THAT HONOLULU LIQUOR COMMISSION ACCEPT AN APPLICATION FOR A STAND ALONE TEMPORARY LICENSE FOR A PORTION OF THE PREMISES THAT WAS PREVIOUSLY LICENSED UNDER THE SAME CLASS, KIND, AND CATEGORY ACCOMPANIED BY A NEW LICENSE APPLICATION OF THE SAME CLASS, KIND, AND CATEGORY FOR A PORTION OF THE PREVIOUSLY LICENSED PREMISES

Dear Honolulu Liquor Commission,

VOLCANO SKEWER HOUSE LLC, is filing an application for a new Restaurant General (Category 2-Live entertainment and Dancing) license at 808 Sheridan St. The premises is the former site of UB LLC, Restaurant General (Category 2-Live entertainment and Dancing) license (R1311). The license was not renewed and expired on June 30 2019. We would also like to file an application for a Stand Alone Temporary liquor license.

§281-32 Licenses, temporary. A temporary license of any class and kind specified in section 281-31 may be granted under the following conditions: (1) The premises shall have been operated under a license of the same class, kind, and category issued by the liquor commission at least one year immediately prior to the date of filing of the application for a temporary license, except as otherwise approved by the commission; (2) The license of the same class, kind, and category then in effect for the premises shall be surrendered in such manner and at such time as the commission shall direct; (3) The applicant for a temporary license shall have filed with the commission an application for a license of the same class, kind, and category currently or previously in effect for the premises;

We are requesting that the Commission accept our application for a Stand Alone Temporary license and a New License of the same class, kind, and category for a portion of the previously licensed premises. The previously licensed space has been reconfigured and Unit 109 is now the makai portion of the previous space. The mauka space is now Unit 112. Our lease does not include the mauka side of the previously licensed space. There is a permanent wall bisecting the previous space. The business on the mauka side of the wall does not have a liquor license.

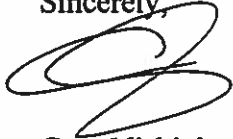
We believe that our application for a new license meets the requirement of HRS 281-32(3). The statute requires that an application for the same class, kind, and category be filed. We will be filing a new license application for a license of the same class, kind, and category previously in effect for the premises. We will be filing an application for a smaller portion of the same unit that previously was the licensed premises and not the entire previously licensed premises. All of the space we propose to license under the Stand Alone Temporary and New licenses were part of

the UB LLC licensed premises. We are unable to file an application for the entire space licensed by UB LLC. Space 109 was reduced before we entered into the lease.

Floor plans for the previously licensed premises and proposed licensed premises are attached. The boundaries are outlined in red.

EXHIBIT A- VOLCANO SKEWER HOUSE LLC PROPOSED LICENSED PREMISES  
EXHIBIT B-UB LLC PREVIOUSLY LICENSED PREMISES  
EXHIBIT C-CURRENT CONFIGURATION

Sincerely,



Greg Nishioka  
Authorized Agent

No Ka Oi Liquor Licensing LLC  
P.O. Box 2534  
Honolulu, Hawaii 96804

[nokaoiliquor@gmail.com](mailto:nokaoiliquor@gmail.com)  
808-497-1641

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LIQUOR COMMISSION  
O.C.C. OF HONOLULU  
2021 MAR -1 A 9 09

OBSERVIE  
INTERIOR

TEL  
FAX  
PROJECT

UNIT 109  
DRAWING TITLE

NOTE

DESIGNER

DRAWN

SCALE

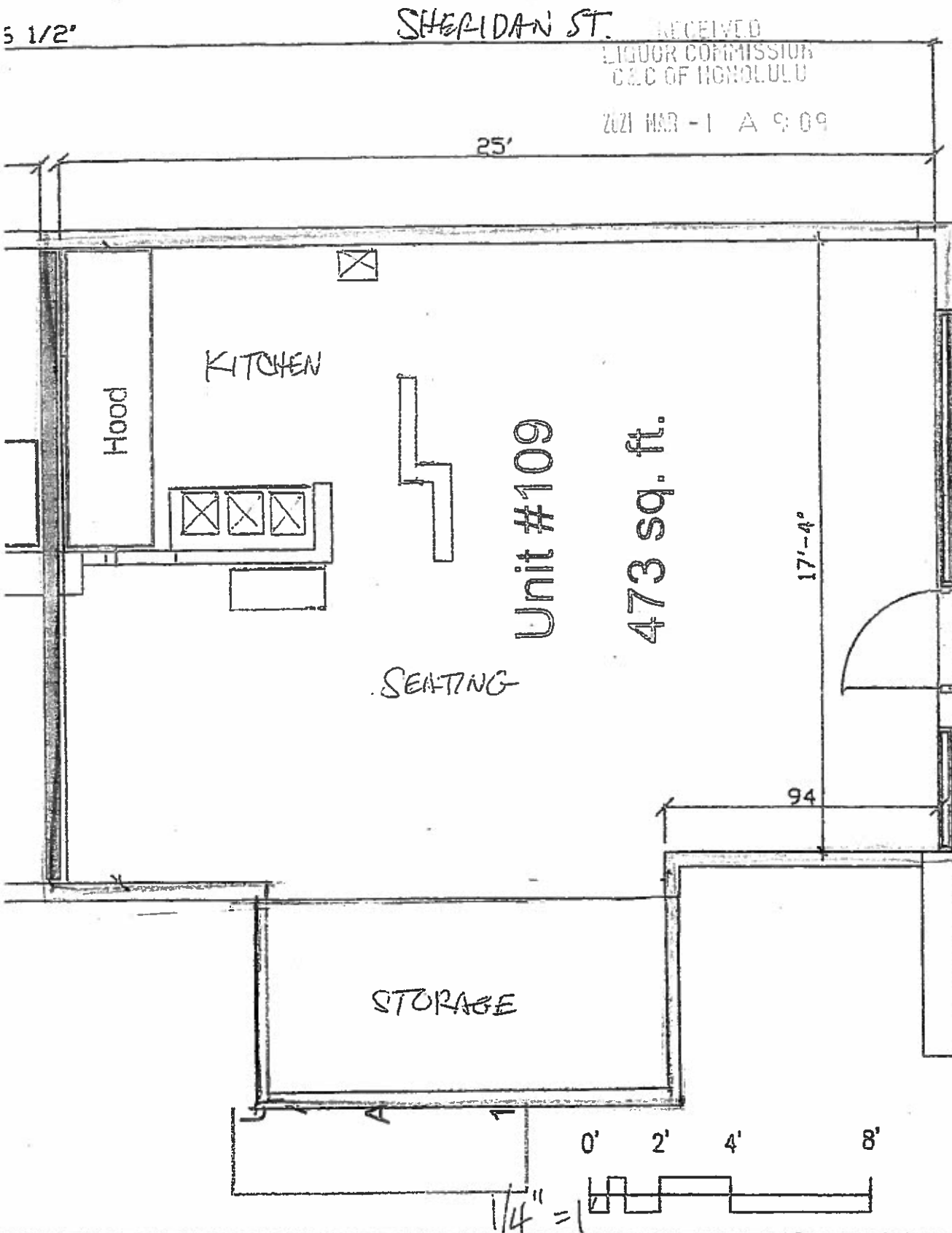
APPROVED

DATE 2015

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DRAWING NO.

RYCROFT ST



OBSERVIE INTERIOR DESIGN

KKHD

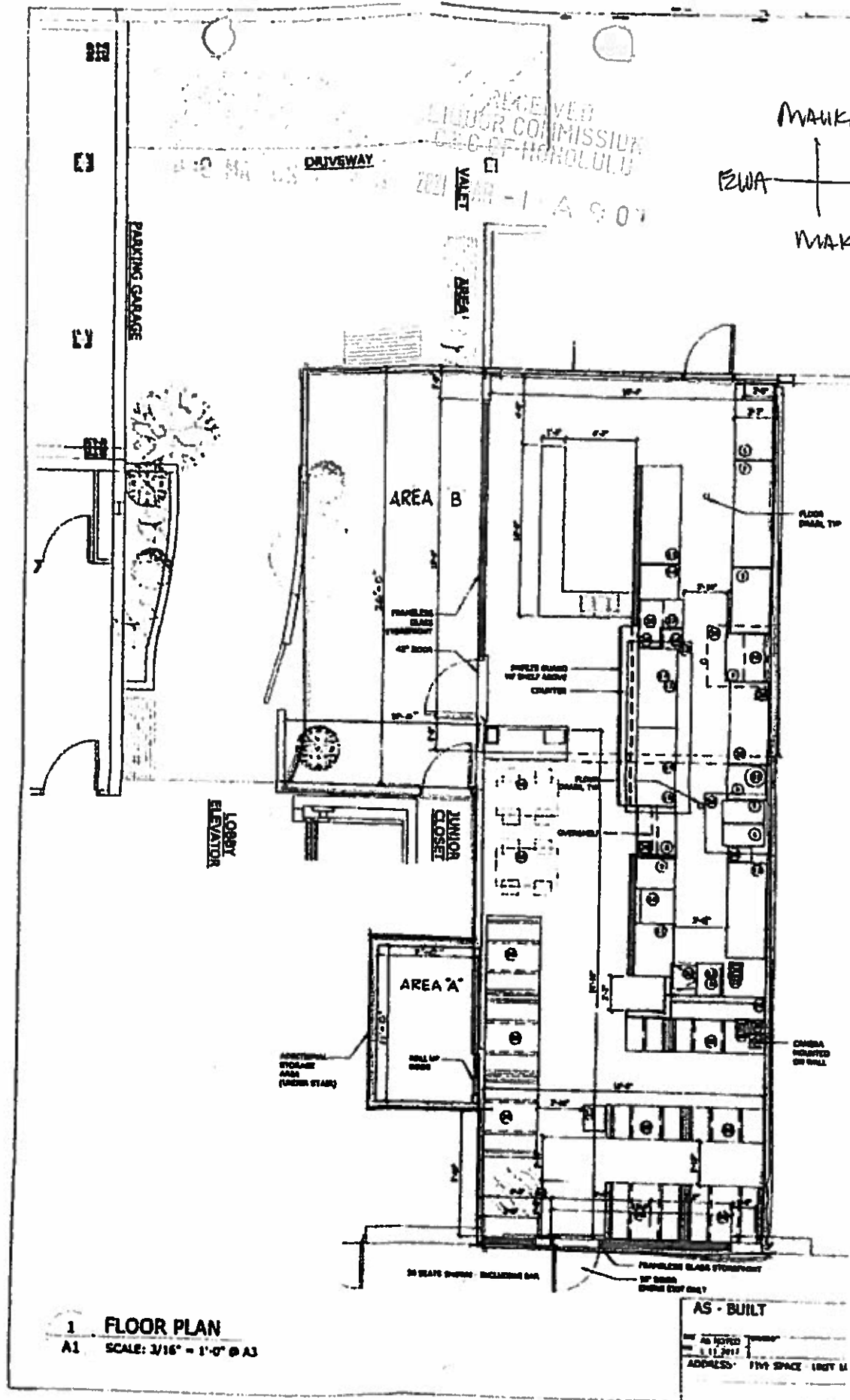
MAKA

MAKA

EWA

VOLCANO SKEWER HOUSE LLC PREMISES

EXH A



AS NADIRAN ST.

RYCROFT ST.

CONTRACT 1/23/18  
UB LLC LICENSED PREMISES

EXH B

ST. MARY'S

RECEIVED  
LIQUOR COMMISSION  
C&C OF HONOLULU

2021 MAR - 1 A 9 09

52-6 1/2'

27'-0"

CAKE SHOP

VOLCANO SKEWER HOUSE LLC

25'

12'-7 1/2'

3'

2'-6"

Unit #112

Area "B"

Additional Patio

10'x20'

200 sq. ft.

Unit #112

508 sq. ft.

Hood

Hood

Unit #109

Area "A"

Additional  
storage

100 sq. ft.

Unit #109

473 sq. ft.

94

17'-4"

0'  
2'  
4'  
8'

OBSERVEVIEW INTERIOR DESIGN

OBSERVEVIEW  
INTERIOR DESIGN

EXT C

REL.  
FOL.  
PER. / ECT

UNIT 109  
DRAWING TITLE

UNIT  
PLAN

CURRENT CONFIGURATION

RECYCLED PAPER

DESIGNER

DRAWN

SCALE

APPROVED

DATE

2015/04/06

DRAWING NO.

DRAWING NO.



#21-22889

RECEIVED  
LIQUOR COMMISSION  
C&C OF HONOLULU

**Keith M. Kiuchi, A Law Corporation**

1001 Bishop Street, ASB Tower, Suite 985 | Honolulu, HI 96813 | Tel.: (808) 533-2230 |  
FAX: (808) 533-4391

VIA E-MAIL

March 4, 2021

Ms. Anna Hirai  
Assistant Administrator  
Honolulu Liquor Commission  
711 Kapiolani Blvd., Suite 600  
Honolulu, HI 96813

Please place on  
Agenda 3/11/21 ch

**Re: Request of Mr. Ojisan, Inc. dba Mr. Ojisan, for Waiver of Rule  
§3-82.45.2 to Apply for a Class 5, Category 4 (Hostess) Liquor License to a  
Location within 500 feet of an existing Class 5, Category 4 (Hostess) Liquor  
License**

Dear Ms. Hirai:

I represent Mr. Ojisan, Inc. dba Mr. Ojisan ("Mr. Ojisan"). Mr. Ojisan is moving from its present site at 1018 Kapahulu Ave. (License R0573) to a location at 1785 S. King St. That site was the former location of Club Genji, which held a Class 5, Category 4 (Hostess) liquor license. Mr. Ojisan entered into a new lease with the landlord at 1785 S. King St., and wants to operate under the type of license that Club Genji held. Club Genji did NOT enter into an agreement with Mr. Ojisan, Inc. to transfer the liquor license. Hence, Mr. Ojisan needs to apply for a new liquor license with a stand alone temporary liquor license. To apply for a stand alone temporary liquor license, Mr. Ojisan needs to apply for the same class and category of liquor license that was previously on the premises. The Club Genji liquor license is presently in safekeeping, and thus there is not an issue with applying for the temporary liquor license, but at public hearing there will be an issue of cancelling the previous liquor license held by Club Genji.

This letter requests a waiver of Rule §3-82.45.2 to allow the filing of Mr. Ojisan's application for a Class 5, Category 4 (Hostess) liquor license at 1785 S. King St., because that location is within 500 feet of another Class 5, Category 4 (Hostess) liquor license, Blue Ribbon Bar & Grill located at 1831 S. King St. The application at the new location has not yet been submitted because the Honolulu Liquor Commission will not accept a liquor license application that does not comply with §3-82.45.2) for the location at 1785 S. King St.

This letter is to request the Honolulu Liquor Commission for a waiver to §3-82.45.2, to allow Mr. Ojisan to apply for the same class and category of liquor license that was formerly at the site at 1785 S. King St.

Page 2

Letter to Ms. Anna Hirai, Assistant Administrator

March 4, 2021

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2021 MAR -5 PM 4:03

### **Requirements of §3-81-17.8.**

§3-81-17.8 is a rule of the Honolulu Liquor Commission that allows the Commission to “waive any portion of the Rules upon a showing by the license application or the licensee that: (A) the license applicant or the licensee would suffer undue hardship, economic or otherwise, if the Rule were to be strictly implemented; (B) the waiver of the Rule would not unduly burden or adversely affect any affected parties; and (C) the waiver is consistent with the underlying purposes of Chapter 281, Hawaii Revised Statutes, as amended, and the Rules.” Here Mr. Ojisan asks the Commission, using §3-81-17.8, to waive the proximity requirements of Rule §3-82.45.2, which prohibits granting of a new Hostess liquor license within 500 feet of an existing Class 11 (Cabaret), Class 5, Category 2 (nudity), or Class 5, Category 4 (Hostess) license.

### **Background of the Area Around 1785 S. King St.**

Mr. Ojisan is applying for a liquor license at 1785 S. King St. This premises, as stated above, previously had a liquor license of the same class and category, that is a Class 5, Category 4 (hostess) liquor license. There is a bar, Blue Ribbon Bar & Grill, with the same class of license at 1831 S. King St. There is another bar, Kingyo Karaoke Lounge, at 1939 S. King St. In this area of S. King St. there are no residential apartments. The closest residential condominium is in the 1800 block of Algaroba St., which is the first street parallel to S. King St. on the Makai side. This area of S. King St. is primarily a commercial business area, with several restaurants and bars located in the area. The primary reason for applying for this class of license in this site is because of the need to apply for a temporary liquor license.

### **License Applicant Will Suffer Undue Hardship.**

The rule allows the request to be made from either “the license applicant or the licensee”. This request is from Mr. Ojisan, who is the applicant. Mr. Ojisan is relocating from Kapahulu Ave. to S. King St. The undue hardship here is that if this waiver is not granted, Mr. Ojisan will not be able to apply for a temporary liquor license, which would delay their opening for business by as long as 4-5 months.

### **The License Applicant Meets The Other Requirements of §3-81-17.8.**

§3-81-17.8 also requires that the Licensee show that the waiver of the Rule would not unduly burden or adversely affect any affected parties and that the waiver is consistent with the underlying purposes of Chapter 281, Hawaii Revised Statutes, as amended, and the Rules. In this case there are no other parties that would be affected as any application would have to go through a process which would require a public hearing to obtain input from the surrounding community. The previous tenant at this site held the same type of liquor license.

Page 3

Letter to Ms. Anna Hirai, Assistant Administrator  
March 4, 2021

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C&C OF HONOLULU  
2021 MAR -5 A 9 03

**Summary**

For the reasons set forth above this commission should grant the waiver request to allow Mr. Ojisan to apply for a Class 5, Category 4 (Hostess) liquor license, which is the same class and category the licensee that was previously on the premises. Again, this request is to only allow Mr. Ojisan to file its application, and there would be a separate licensing process that Mr. Ojisan would go through. We would like this matter placed on the March 11, 2021 agenda.

Sincerely,

A handwritten signature in black ink, appearing to read "for Sylyr" or similar, written over the printed name.

Keith M. Kiuchi

cc: Client